



THE
A-TEAM

**RE/MAX
FIRST**

390 HENDON Drive, Calgary T2K 1Z7

MLS® #: **A2117923**

Area: **Highwood**

Listing Date: **03/26/24**

List Price: **\$1,070,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **5,945 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,862**
Low Sqft:
Ttl Sqft: **1,862**

DOM

54

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**

Sewer:
Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction: **Brick,Concrete,Stucco,Wood Frame**

Flooring: **Carpet,Hardwood,Tile**

Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`5" x 12`9"
Dining Room	Main	14`10" x 10`4"
Walk-In Closet	Upper	9`4" x 3`7"
Bedroom	Upper	10`4" x 11`0"
Laundry	Upper	6`2" x 5`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`4" x 11`10"
Bedroom - Primary	Upper	12`11" x 14`5"
Bedroom	Main	10`2" x 11`0"
Bonus Room	Upper	16`11" x 11`10"
Bedroom	Basement	9`9" x 12`4"

Bedroom	Basement	9`9" x 12`4"	Kitchen	Basement	10`5" x 7`5"
Living/Dining Room Combination	Basement	15`11" x 11`1"	Laundry	Basement	6`1" x 5`3"
2pc Bathroom	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper		4pc Bathroom	Basement	
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	3588 GY
Remarks	

Pub Rmks:	<p>Coming soon to HIGHWOOD! 2,605+ sq ft DETACHED INFILL w/ SOUTH EXPOSURE, an incredible LEGAL 2-BED BASEMENT SUITE (subject to permits & approval by the city), & SPACIOUS UPPER BONUS ROOM! Highwood offers your family a mature, quiet community w/ lots of parks, green spaces, & outdoor recreation options. Nestled between Nose Hill Park & Confederation Park means summer & winter activities are endless, while still being able to enjoy quick & easy access to shopping & amenities along 4th or 14th St! You're w/in walking distance to Highwood School, Foundations for the Future Charter School, & Colonel Irvine School, w/ quick access to Deerfoot Trail off McKnight Blvd for travelling around the city. A grande entrance into the home starts w/ a large front vestibule that leads into the front dining room & views across the main floor with engineered oak hardwood floors & a 10-ft painted ceiling. The dining room is both spacious & bright, w/ lots of South-facing windows. The central kitchen is upgraded and modern, with ceiling-height cabinetry, quartz countertops, a spacious pantry & coffee station, and a full-height tile backsplash. A long island sits in the centre w/ bar seating & lots of counter space, complete w/ a SS appliance package w/ a French door refrigerator, a gas range, microwave, & dishwasher. A large rear living room overlooks the backyard & centres on an inset gas fireplace w/ full-height tile surround framed by two tall windows on either side. The main floor is rounded out w/ a tiled rear mudroom w/ a bench & a closet closet, & a 2-pc powder room w/ designer lighting & modern vanity. Upstairs, a spacious bonus room is perfect for spreading out, a kids play area, or an amazing home office space. There are two secondary bedrooms w/ large windows & built-in closets, a main 4-pc bath w/ large vanity & tub/shower combo w/ tile surround, & a full laundry room w/ sink & tile floors. The contemporary primary suite enjoys large windows, a vaulted ceiling, a walk-in closet, & a luxurious 5-pc ensuite w/ a modern dual vanity, a walk-in shower w/ full tile surround, & private water closet. Downstairs, the LEGAL 2-BED SUITE (subject to final approval by the city) is the perfect mother-in-law suite or mortgage helper, w/ a secure, private entrance leading you into the suite, which features luxury vinyl plank flooring, 9-ft ceilings, separate laundry (w/ sink), two large bedrooms w/ closets, & a 4-pc bath. The living room has lots of space for an entertainment unit, w/ a lovely kitchen complete w/ lots of upper & lower cabinetry, quartz countertops, & an electric range w/ microwave. This home is currently under construction, which means there's time to customize this already incredible home into your dream home, today!</p>
Inclusions:	N/A
Property Listed By:	RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

