



THE
A-TEAM

**RE/MAX
FIRST**

2627 12 Avenue, Calgary T2N1K7

MLS® #: **A2118397**

Area: **St Andrews Heights**

Listing Date: **04/08/24**

List Price: **\$2,499,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **6,243 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,524**
Low Sqft:
Ttl Sqft: **3,524**

DOM

38
Layout
Beds: **6 (4 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Other**
Park Feat: **Quad or More Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Barbecue, BBQ gas line, Private Yard**

Construction: **Stone, Stucco, Wood Frame**
Flooring: **Carpet, Hardwood, Other, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Appliances, Garage Control(s), Garburator, Gas Cooktop, Instant Hot Water, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Warming Drawer, Washer/Dryer, Window Coverings**
Int Feat: **Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Smart Home, Soaking Tub, Steam Room, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Office	Main	11`3" x 12`0"
Dining Room	Main	15`0" x 12`0"
Kitchen	Main	13`0" x 20`7"
Living Room	Main	21`0" x 16`6"

Room	Level	Dimensions
Foyer	Main	8`0" x 12`0"
Mud Room	Main	6`6" x 8`0"
Nook	Main	14`0" x 12`0"
2pc Bathroom	Main	5`7" x 8`1"

Bedroom	Upper	13`2" x 12`0"
Bedroom	Upper	12`0" x 12`0"
Bedroom - Primary	Upper	16`0" x 15`4"
Walk-In Closet	Upper	9`8" x 14`4"
3pc Ensuite bath	Upper	6`0" x 7`6"
Game Room	Lower	27`0" x 18`0"
Bedroom	Lower	14`11" x 12`10"

Legal/Tax/Financial

Bedroom	Upper	13`2" x 12`0"
Bonus Room	Upper	16`0" x 10`0"
4pc Ensuite bath	Upper	15`0" x 15`4"
4pc Bathroom	Upper	6`0" x 15`0"
Exercise Room	Lower	14`0" x 19`11"
3pc Bathroom	Lower	6`0" x 7`0"
Bedroom	Lower	14`0" x 12`0"

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	359GP

Remarks

Pub Rmks: **Welcome to this exquisite custom home nestled in the coveted inner-city community of St Andrews Heights. Boasting sophistication and charm, this residence has a meticulously designed living space, featuring six bedrooms and 4 1/2 baths. Upon entering, the 10 ft. high ceilings and abundance of windows create a bright and inviting atmosphere, seamlessly blending with the open concept layout. The main level offers a well-appointed office, a formal dining room with access to the Butler's pantry, and a kitchen/living room. The kitchen is a chef's dream, showcasing quartz countertops and a premium appliance package with a gas range, built-in oven, warming drawer, fridge, and two dishwashers. The open floor plan seamlessly integrates additional storage throughout, with the back entry leading to a sunny south-facing backyard and a spacious patio. The spacious living area, flooded with natural light, provides a warm and welcoming retreat. Ascend to the upper level, where tray ceilings adorn every room, and a large laundry room with ample storage adds practicality. The primary bedroom is a sanctuary with a luxurious ensuite bathroom, complete with a steam shower, deep soaker tub, dual sinks, and a custom walk-in closet. Two generously sized bedrooms share a jack and Jill setup, with the third bedroom enjoying its own suite bath. The basement impresses with an open layout, featuring a theatre room, entertainment area with a wet bar, gym, and two bedrooms with a bathroom boasting a steam shower. Notable features of this home include a four-car garage, Entertainment system with in-ceiling speakers, custom built-in wine rack, and central air conditioning. The home is equipped with brand new HE Boiler System for zoned hydronic in-floor heat (March 2024), two HE furnaces, A/C, and a Smart Wired 200 AMP system. Conveniently located near Foothills Hospitals, Bow River, U of C, schools, parks, and playgrounds, with easy access to Market Mall, University District, and a 10-minute commute to downtown. Welcome to the perfect luxury family home!**

Inclusions: **Massage Chair, TV in bonus room, TV in Gym, Theater equipment - projector, connected speakers and amp.**

Property Listed By: **BluePoint Realtors**

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









