



THE
A-TEAM

**RE/MAX
FIRST**

5103 18 Avenue, Calgary T3B 0R1

MLS® #: **A2118497**

Area: **Montgomery**

Listing Date: **04/03/24**

List Price: **\$1,299,000**

Status: **Active**

County: **Calgary**

Change: **-\$76k, 14-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **4,886 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,526**

Low Sqft:

Ttl Sqft: **2,526**

DOM

46

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Dog Run,Private Yard**

Construction:

Cement Fiber Board,Silent Floor Joists,Stucco

Flooring:

Carpet,Ceramic Tile,Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Washer/Dryer,Window Coverings**

Int Feat: **Bar,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	16`9" x 10`7"
Living Room	Main	14`9" x 12`9"
2pc Bathroom	Main	4`11" x 4`11"
4pc Ensuite bath	Second	15`7" x 14`0"
Bedroom	Second	12`9" x 10`2"
Bedroom	Second	16`0" x 16`7"
Bedroom	Lower	14`2" x 8`11"

Room	Level	Dimensions
Kitchen	Main	16`2" x 11`8"
Office	Main	10`11" x 10`1"
4pc Bathroom	Second	12`5" x 5`11"
Bedroom - Primary	Second	14`10" x 15`10"
Bedroom	Second	12`5" x 11`6"
4pc Bathroom	Lower	8`4" x 4`11"
Game Room	Lower	21`1" x 20`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

1213447

Remarks

Pub Rmks:

Welcome to Your Dream Home in Bowness/Montgomery! Step into luxury living with this meticulously crafted residence, boasting an array of premium features designed to elevate your lifestyle. Indulge in Comfort and Convenience! Luxurious in-floor master bathroom floor heat ensures cozy mornings and evenings. Hot water circulation pump provides instant hot water at your fingertips. Unwind in the oversized 60" tub in the main bathroom, offering ultimate relaxation. Bedrooms 3 and 4 feature walk-in closets, providing ample storage space. Bedroom 4 is a true marvel, boasting a generous size akin to a secondary master bedroom. Delight in the chic herringbone backsplash tile adorning the kitchen, adding elegance to your culinary space. Cozy up by the electric fireplace in the living room, creating a warm ambiance year-round. Hunter Douglas blinds throughout ensure privacy and light control, with blackout blinds in all bedrooms for undisturbed rest. Enjoy outdoor living with ease under the electric awning on the back deck, complete with a wind sensor for automatic retraction. The oversized kitchen island offers storage underneath, perfect for culinary enthusiasts. Additional features include a garburator, under-cabinet lighting in the kitchen, and in-floor plug-ins in the office for a centralized desk setup. The attached double garage boasts impressive dimensions of 26' wide x 30' deep. Two 9' tall by 10' wide doors ensure convenient access for vehicles of all sizes. With 10'6"-11'6" ceilings and ample lighting, the garage provides a bright and spacious workspace. Features like a sub-electrical panel, 220v outlet, 15' radiant heater, floor drains, and hot/cold water plus a sink make this garage a haven for car enthusiasts and DIYers alike. The backyard features a playset with rubber mulch, offering endless fun for children. Fully irrigated landscaping with dribblers for pots on the front step ensures effortless maintenance. Enjoy stunning views of Sarcee Hill from the corner lot, with a sunny southwest-facing backyard. Wet bar with a full-sized fridge in the basement, perfect for entertaining guests. Central vac with a floorboard vac kick in the kitchen for easy cleaning. Smart home features include a Nest thermostat and Nest doorbell camera. Stay connected and secure with Lorex security cameras (3 exterior cameras) accessible via smartphone app. Wiring for a hot tub has been installed during the building phase, located beside the deck in the backyard. Indulge in culinary delights with notable restaurants like Noteable and Fringe coffee shop just a short walk away. Terrace Road School (K-6) within walking distance, perfect for families with young children. Market Mall and a movie theatre are a mere 3-minute drive away, offering convenience and entertainment. Experience the vibrant energy of Bowness/Montgomery, a community trending towards a younger demographic with plenty of infills and renovations, making it an ideal place to call home!

Inclusions:
Property Listed By:

N/A
MaxWell Central

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











