



THE
A-TEAM

**RE/MAX
FIRST**

3006 5A Street, Calgary T2S 2G6

MLS®#: **A2118675**

Area: **Rideau Park**

Listing Date: **03/29/24**

List Price: **\$3,150,000**

Status: **Pending**

County: **Calgary**

Change: **-\$200k, 31-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**

Finished Floor Area

Abv Sqft: **3,465**

Low Sqft:

Ttl Sqft: **3,465**

Lot Information

Lot Sz Ar: **6,103 sqft**

Lot Shape:

DOM

267

Layout

Beds: **4 (2 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Level,Underground Sprinklers,Private,Rectangular Lot,See Remarks**

Park Feat: **Alley Access,Double Garage Detached,Heated Garage,Oversized,Workshop in Garage**

Utilities and Features

Roof: **Other,See Remarks**
Heating: **Boiler,In Floor,Forced Air**

Sewer:
Ext Feat: **Balcony,Barbecue,Fire Pit,Lighting,Outdoor Shower,Private Yard,Storage,Uncovered Courtyard**

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

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat: **Beamed Ceilings,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,See Remarks,Smart Home,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	15`1" x 14`6"	Bedroom	Second	13`8" x 10`9"
Bedroom	Lower	15`3" x 12`9"	Bedroom	Lower	16`3" x 11`2"
Living Room	Main	22`1" x 17`0"	Kitchen	Main	23`7" x 16`2"
Foyer	Main	10`9" x 5`3"	Dining Room	Main	13`7" x 11`4"
Office	Second	16`7" x 11`11"	Bonus Room	Second	29`8" x 14`1"

Loft	Third	9`2" x 8`8"	Laundry	Main	15`8" x 13`3"
Mud Room	Main	9`5" x 8`4"	Exercise Room	Lower	18`11" x 15`3"
Storage	Lower	27`1" x 24`8"	5pc Ensuite bath	Second	19`9" x 10`6"
4pc Ensuite bath	Second	8`11" x 5`0"	2pc Bathroom	Main	7`8" x 4`5"
4pc Bathroom	Lower	17`3" x 11`11"	Balcony	Second	11`4" x 9`1"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **4992AC**

Zoning: **R-C1**

Remarks

Pub Rmks: **An opportunity of a lifetime! Movie motion picture meets real life masterpiece in this opulent home that took years to design and build utilizing renowned architects Dejong Studio and builder Triangle Enterprises. Upon entering the home you are awed by a grand, overbuilt, wrought iron and glass staircase which serves as a divider for the warm living room and the massive chefs kitchen complete with top of the line appliances. An expansive island lends to entertaining while serving as hidden storage, intricate woodwork and a stunning layout must be seen in person to be truly appreciated so feel free to tour noting the impeccable attention to detail throughout. Walk upstairs and you will notice stately handcrafted bookshelves en route to the west facing open air office space. Natural light emanates from all directions due to the large, refined windows. Come see for yourself the moving walls, gym space for the athlete in your family, glass floors, and a floating lounge. Gigantic space abounds complemented by mahogany clad walls, clean lines, custom cabinetry, a copper roof on both the home and garage along with heated flooring on all three levels providing comfort and elegance combined with functional living. For those interested, please inquire further as I would be happy to relay how this engineering marvel operates. Two gracious bedrooms on the second level with en suite baths with two more large bedrooms on the lower lever, accomodating anyone from empty nesters to families aspiring to divide living quarters for maximum privacy. The east facing, glass enclosed patio overlooks the backyard, an outdoor shower, and a heated garage equally as elegant and equipped as the home. Park your cars or work on that project you are passionate about while organizing tools and sports equipment via the built in storage system. If you desire a space that melds art and sophistication with functional living, this is the home for you! Rideau Park is centrally located within the city of Calgary and this one of a kind home is mere steps from shopping, entertainment, schools, the river and multiple parks. Treat yourself with inspiring views both inside and outside, while imagining how fortunate you are to have chanced upon this luxury property.**

Inclusions: **Bike rack**
 Property Listed By: **Real Estate Professionals Inc.**

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











