



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 FORZANI Way, Calgary T3Z1L5**

MLS® #: **A2120284**

Area: **NONE**

Listing Date: **04/05/24**

List Price: **\$1,998,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1999**

Lot Information

Lot Sz Ar: **169,884 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,536**  
Low Sqft:  
Ttl Sqft: **2,536**

DOM

**44**

Layout

Beds: **6 (2 4 )**  
Baths: **3.5 (3 1)**  
Style: **Acreage with Residence, Bungalow**

Access:

Lot Feat:

Park Feat:

**Back Yard, Lawn, Garden, Many Trees, Open Lot, Private Triple Garage Attached**

Parking

Ttl Park: **3**  
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Dog Run, Fire Pit, Garden, Lighting, Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Wired for Sound**  
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	18`1" x 15`1"
Living Room	Main	15`1" x 13`6"
Den	Main	12`5" x 8`10"
Bedroom	Main	12`11" x 12`6"
Bedroom - Primary	Main	17`0" x 16`9"
Bedroom	Basement	13`8" x 13`2"
2pc Ensuite bath	Main	5`0" x 4`10"

Room	Level	Dimensions
Dining Room	Main	14`0" x 11`0"
Family Room	Main	25`1" x 22`4"
Laundry	Main	9`0" x 8`3"
Mud Room	Main	7`3" x 6`10"
Bedroom	Basement	14`1" x 13`11"
Bedroom	Basement	13`8" x 13`0"
3pc Bathroom	Basement	10`6" x 9`11"

4pc Bathroom Bedroom	Basement Basement	9`0" x 5`10" 15`4" x 13`0"	5pc Ensuite bath	Main	12`11" x 12`2"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: S-FUD			
Legal Desc:		9810274		Remarks	
Pub Rmks:  Are spectacular views, stunning design elements and impeccable craftsmanship something you’ve been dreaming of for your next home? Then this home is definitely what you are looking for. A gorgeous 6 bedroom 4 bath luxury estate, this home is nestled on over 3.9 acres of peaceful, secluded land near the Bow River in northwest Calgary. With almost 4600 of developed living space, this home has everything you need AND want! Immediately upon stepping into this custom built masterpiece you'll notice the epic views and abundant natural light from the large fabulous floor to ceiling windows. The open concept layout of the main level of this walkout bungalow makes this home a wonderful option for entertaining and busy family life. The main living room area boasts vaulted ceilings and an inviting stone fireplace (along with the dazzling views). The kitchen is the heart of this home and is a chef’s paradise. Double ovens and a high-end gas range will make preparing your favorite recipes a breeze. Rich custom cabinetry, granite countertops, a huge pantry as well as lots of storage and counter space, deliver convenience and style! The breakfast nook is surrounded by numerous windows showcasing the impressive countryside scenery, and the nearby kitchen island is a great place for a quick bite on the go. You’ll love hosting dinner celebrations with family and friends year-round. An elegant formal dining room is just adjacent to the kitchen, and there’s also a spacious deck for dining alfresco during the warmer months. The master bedroom is your own private oasis. Enter through a beautiful sitting room area that could be used as a reading nook, additional office space, a meditation area - you can make it your own! The bedroom itself offers serene nature views through oversized picture windows. Gorgeous tile floors and high ceilings bring a calming elegance to your retreat. The en-suite features a soothing soaker tub, double vanities, and a steam shower. A robust walk-in closet will help keep you organized and looking your best everyday. The lower level offers 4 additional bedrooms and 2 bathrooms. This level is the fun-zone of the house. Watch the big game on the big screen in the entertainment room or have a movie marathon with the kids! Snuggle up with your special someone in front of the fireplace and enjoy a quiet night in. The wet bar is great for easy access to snacks and drinks. You'll also have direct access to the yard with a welcoming patio, fire pit and fenced dog run. Both levels of this home have access to the three-car garage for added convenience! The property of this home has amazing recreation options right outside the door. Take advantage of walking trails, forested areas, creeks, rock bluffs, fishing, kayaking and more - all just steps away! You'll be able to quickly access major transportation routes to downtown, and will be able to head to the mountains with ease! This home is an unparalleled opportunity you don’t want to miss out on.					
Inclusions:		N/A			
Property Listed By:		RE/MAX First			

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













