



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**49 HOUNSLOW Drive, Calgary T2K 2E3**

MLS® #: **A2120357**

Area: **Highwood**

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

List Price: **\$1,270,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 16-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,519 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,388**

Low Sqft:

Ttl Sqft: **2,388**

DOM

**44**

Layout

Beds: **4 (3 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Front Yard,Lawn,Street Lighting,Rectangular Lot,Views  
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Playground**

Construction: **Cement Fiber Board,Stucco**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Beamed Ceilings,Built-in Features,Chandelier,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Sump Pump(s),Vaulted Ceiling(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 16`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 16`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>22`0" x 16`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`6" x 12`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`10" x 12`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 10`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 10`6"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>9`0" x 16`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>10`0" x 7`0"</b>	<b>Game Room</b>	<b>Lower</b>	<b>19`1" x 14`7"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>6`0" x 8`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 7`0"</b>

3pc Bathroom Exercise Room	Lower Lower	5`6" x 9`0" 9`5" x 10`7"	Bedroom	Lower	9`5" x 10`7"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R-C2			
Legal Desc:		2210869		Remarks	
Pub Rmks:					
<p>Incredible Location for this Brand New Just Completed Executive Family Home, located right across from a Park and Playground giving you a Nice Open Front View! Please take a drive and view What a Great Neighbourhood this is!! Pride of Ownership throughout this neighbourhood with large lots &amp; Mature Tree Growth. Landscaping will be completed very soon, with a Bonus Front 8'x15' Cement Patio to Enjoy those Summer Days and Park Views!! Compare pricing around Calgary for a similar home and you will quickly fall in love with everything here being offered! Even some Downtown Views! This Home is on a Wider 32' Lot providing you with almost 3300 Sq. Ft. Developed!! Plus a Spacious 24' Wide Layout and 10' Ceiling Height on the Main Level, adding to the Open feel. The Main Level has a front Flex/Dining Area, Wide Open Gourmet Kitchen with a Long Island and Underlit Cabinets. Built In Stainless Steel Appliances including an Electrolux Gas Cook Top, Built In Oven and Microwave, Canopy Hood Fan, Plus a 66" Kitchen Aid Fridge and Freezer! Opposite the Kitchen is a Built In Counter with Bar Fridge. And Enjoy an Actual Spacious Living Room with Sliding Doors to the Large Back Patio, Ideal for Summers and BBQ! The Upper level Has a large back Primary Bedroom with a Spa Ensuite having a Soaker Tub, Tile Shower and Dual Vanity Sinks, and extra long Walk In Closet. Two more bedrooms and a front Vaulted Rare Inner City Bonus Room overlooking the park and playground with a Balcony off to the Side! Also a Bright Laundry Room with Storage and Counter Space. The Lower Level with 9' Ceiling Height has ample space giving you a big bedroom, flex/gym, large stand up shower in the full bathroom, Built In Desk with Built In Shelving, Open Family Room and Fabulous Wet Bar and Beverage Fridge. The Executive Finishings include Wide Plank Engineered Hardwood on the Main Level, Upper Staircase, and Front Upper Bonus Room and Hallway. Designer Quartz Countertops throughout, Glass Railing, and Stucco with Hardie Board Exterior! This home will also come to you fully landscaped and fenced, to be completed as weather permits. Centrally located, quick access to Deerfoot Trail, Downtown, Schools, and numerous amenities. Nearly 2400 Square Feet Above Grade and 902 Square Feet Developed Down for 3290 Total Square Feet of Living Space! And there is a Detached Double Garage with back lane access. Ideal for a live in Nanny or live in Parents who can take your kids to the park right across the street! Some rooms have been Virtually Staged for your enjoyment!</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

















