



THE
A-TEAM

**RE/MAX
FIRST**

5519 BAROC Road, Calgary T3A 4R2

MLS® #: **A2122670**

Area: **Dalhousie**

Listing Date: **04/12/24**

List Price: **\$1,979,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**
Lot Information
Lot Sz Ar: **21,344 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,705**
Low Sqft:
Ttl Sqft: **3,705**

DOM

37
Layout
Beds: **6 (3 3)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **12**
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Environmental Reserve,Fruit Trees/Shrub(s),Low Maintenance Landscape,Landscaped,Level,Treed,Views
Heated Garage,Oversized,Quad or More Attached,Underground,Workshop in Garage**

Utilities and Features

Roof: **Concrete**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Fire Pit,Garden**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Bookcases,High Ceilings,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	23`8" x 14`4"
Dining Room	Main	21`11" x 15`1"
Office	Main	12`5" x 10`11"
Laundry	Main	12`5" x 10`10"
Mud Room	Main	12`5" x 7`5"
Walk-In Closet	Upper	8`7" x 6`11"
Bedroom	Upper	17`8" x 10`8"

Room	Level	Dimensions
Kitchen	Main	18`0" x 14`1"
Breakfast Nook	Main	18`0" x 10`0"
Foyer	Main	12`5" x 11`9"
2pc Bathroom	Main	7`5" x 6`10"
Bedroom - Primary	Upper	18`0" x 14`7"
5pc Ensuite bath	Upper	13`0" x 13`0"
Bedroom	Upper	13`1" x 10`11"

5pc Bathroom
Bedroom
Bedroom
4pc Bathroom
Storage
Furnace/Utility Room

Upper
Basement
Basement
Basement
Basement
Basement

9`7" x 9`2"
21`0" x 12`10"
12`2" x 12`0"
14`10" x 7`0"
26`0" x 17`7"
22`3" x 6`1"

Family Room
Bedroom
Game Room
Hobby Room
3pc Bathroom

Basement
Basement
Basement
Basement
Basement

29`9" x 13`9"
11`11" x 9`11"
17`10" x 17`1"
19`5" x 13`7"
7`11" x 5`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3123GH

Zoning:
S-FUD

Remarks

Pub Rmks:

Welcome to 5519 Baroc Road NW, where luxury meets convenience in a prime location. This distinguished residence spans over 6,000 square feet on a scenic 0.49-acre parcel, offering both space and privacy. The heated oversized 3-bay garage provides ample convenience, complemented by a paved road at the front, adding an exclusive touch. Proudly built with enduring solid materials, the home ensures exceptional durability and remarkably low maintenance costs. Thoughtful landscaping featuring mature trees and vibrant flowers enhances the property's charm. Enjoy breathtaking views from the wrap-around porch—a perfect setting for relaxation and entertaining. Inside, indulge in comfort with in-floor heating on both the basement and main levels, ensuring warmth throughout the seasons while keeping utility costs low. Located near top schools and premier shopping destinations, this residence offers the perfect blend of tranquility and accessibility. Experience upscale living at its finest—explore 5519 Baroc Road NW today. Click the Brochure in Attachment.

Inclusions:
Property Listed By:

Hot Tub (As is)
Greater Property Group

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













