



THE
A-TEAM

**RE/MAX
FIRST**

1310 COLGROVE Avenue, Calgary T2E5C4

MLS® #: **A2123711**

Area: **Renfrew**

Listing Date: **04/22/24**

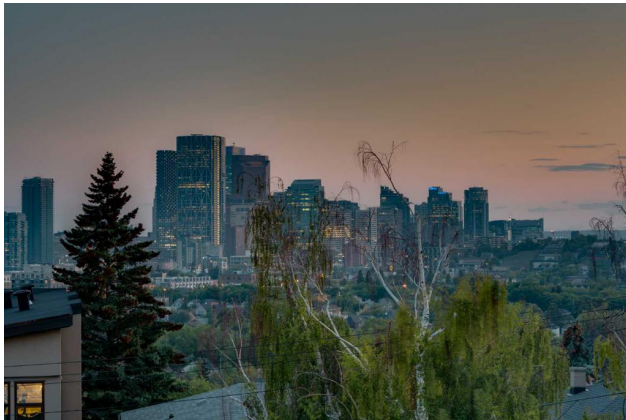
List Price: **\$1,645,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **358 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,088**

Low Sqft:

Ttl Sqft: **3,088**

DOM

27

Layout

Beds: **4 (3 1)**

Baths: **4.5 (4 1)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Level,See Remarks**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Other**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Gas Cooktop,Microwave,Range Hood**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Dry Bar,Kitchen Island,Open Floorplan,Pantry,Skylight(s),Walk-In Closet(s),Wired for Sound**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------|----------|----------------|
| Kitchen | Main | 51`2" x 32`10" |
| Living Room | Main | 52`6" x 48`7" |
| Den | Second | 32`10" x 32`2" |
| Pantry | Main | 32`10" x 26`3" |
| Family Room | Third | 66`11" x 51`2" |
| Bedroom | Second | 47`3" x 42`8" |
| Bedroom | Basement | 44`0" x 42`0" |

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| Dining Room | Main | 38`1" x 48`7" |
| Entrance | Main | 25`7" x 19`0" |
| Mud Room | Main | 30`10" x 16`5" |
| Laundry | Second | 30`10" x 23`7" |
| Bedroom - Primary | Second | 53`10" x 43`0" |
| Bedroom | Third | 44`0" x 42`0" |
| Game Room | Basement | 76`9" x 65`7" |

Furnace/Utility Room
5pc Ensuite bath
3pc Bathroom

Basement
Second
Third

33`6" x 29`10"

2pc Bathroom
5pc Bathroom
4pc Bathroom

Legal/Tax/Financial

Main
Second
Basement

Title:
Fee Simple
Legal Desc:

Zoning:
RC2

2211300

Remarks

Pub Rmks: **Silverpoint homes and Paul Lavoie Interior Design present a spectacular creation. Offering fantastic city views, a sprawling 4200 square feet, unbeatable high quality craftsmanship on 4 levels, at an unmatched price. Hardwood flooring, Granite and lavish tiling adorn this home, which boasts an well thought out floorplan, perfect for a large or grown family. As you enter the foyer a classic dining area welcomes you boasting a custom feature wall of custome wallpaper, floor to ceiling windows which flood this room with light.The main level continues to the entertainment hub with a huge living room and Chef's kitchen, adorned with ample custom cabinetry. This exceptional kitchen space has everything you would expect from a home of this meticulous design. A waterfall granite island, top line FISHER PAYKEL appliances which includes a custom panel fridge, wall oven, and a speed oven/microwave, and a large gas cooktop with a overhead 500 CFM hoodfan. The butlers pantry is perfect for additional storage, serving area with wine fridge, conveniently located between the formal dining and kitchen. Floor to ceiling sliding glass doors seamlessly usher you to a large back composite deck. The comfortable living room showcases a classic fireplace, clad with a full Porcelain tile slab, accented with smooed side mirrors. Of course a huge mud room with custom cabinetry, and a quaint power room. The second level features your Primary Bedroom, with city and mountain views to the southwest. A beautiful retreat with sitting area, spa ensuite with STEAM SHOWER, tile everywhere you look. A freestanding tub , dual sinks, heated tile floors, and of course a huge walk-in closet. This level also boasts a family flex lounge, office or nursery. An further additional large bedroom, with walk in, and large east facing windows. A full main bath is located on this level for access by both rooms, offering dual sinks and a separate tub/shower area. The large laundry room is well located close by. The third floor highlights truly spectacular city and mountain views to the south west, where the sunsets burst with vibrant colors. This top floor level is the perfect family area with a large wet bar, an additional sizeable bedroom and a 3 piece bath with walk in shower. The Finished basement is waiting for your favourite games table, a media room, or a gym/yoga room. The fourth bedroom is spacious, private and shares another main full bath. A truly amazing location in one of the cities premier inner-city communities where city view lots are now becoming increasingly sparse. Close to all amenities, schools, shopping, some of the cities best restaurants, parks and easy access to downtown. Dont miss out on this great new home. Silverpoint homes offers a 2 years builders warranty for peace of mind, plus the certified new home warranty program. This is the perfect space for the discerning family , in search of luxury living in a truly perfect location.**

Inclusions: **In floor heat rough in. a/c rough in**
Property Listed By: **RE/MAX Realty Professionals**

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

