

## 5039 NORRIS Road, Calgary T2K 5R6

**North Haven** MLS®#: A2124686 Area: Listing 04/19/24 List Price: **\$1,379,000** 

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

Access: Lot Feat:

Park Feat:

**General Information** 

Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 1982 Lot Information

Lot Sz Ar: Lot Shape:

Residential

Finished Floor Area Abv Saft:

Low Sqft:

5,726 sqft Ttl Sqft: 3.003

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

31

Ttl Park: 2 2 Garage Sz:

3 (3)

4.0 (3 2)

2 Storey

Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, Greenbelt, No Neighbours

3,003

Behind, Landscaped, Street Lighting, Private, See Remarks

**Double Garage Attached** 

## Utilities and Features

Construction:

Roof: **Asphalt Shingle** 

Baseboard, Natural Gas, See Remarks **Wood Frame** Heating: Sewer: Flooring:

Ext Feat: Other Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator

Int Feat: Built-in Features, Kitchen Island, See Remarks, Tankless Hot Water

**Utilities:** Room Information

Room Level <u>Dimensions</u> Room Level **Dimensions Living Room** Main 14`9" x 14`7" **Dining Room** Main 13`8" x 11`0" Kitchen Main 13`11" x 16`2" **Breakfast Nook** Main 8`7" x 16`4" **Family Room** Main 16`4" x 14`11" 2pc Bathroom Main 5`11" x 7`8" 6`7" x 14`5" **Mud Room** Main **Bonus Room** Second 14`1" x 9`6" **Bedroom - Primary** 15`11" x 12`10" 4pc Ensuite bath 12`0" x 12`9" Second Second Walk-In Closet Second 10`11" x 9`2" **Bedroom** Second 12`9" x 13`8" 3pc Ensuite bath Second 5`1" x 9`2" **Bedroom** Second 15`1" x 9`7"

Loft Second Media Room **Basement** Furnace/Utility Room Basement 28`3" x 16`4" 3pc Bathroom 18`11" x 14`6" 2pc Bathroom Storage Legal/Tax/Financial

9`1" x 5`9"

Second Basement **Basement** 

10'3" x 5'11" 7`4" x 4`3" 18`7" x 12`2"

Title: Zoning: Fee Simple R-C1

Legal Desc: 8110572

Remarks

Pub Rmks:

This exquisite executive residence has been thoroughly renovated to showcase its modern sophistication. The open floor plan is highlighted by an open fover and elegant curved staircase, which immediately draws the eye. The formal living room flows effortlessly into a butler's pantry and an innovative chef's kitchen equipped with high-end cabinetry that features a contrasting island, premium built-in appliances—including a six-burner gas stove—and vast quartz countertops surrounding a large central island. Panoramic views of Nose Hill Park can be enjoyed from both the kitchen and the inviting family room, which is enhanced by a charming stone fireplace. The upper level hosts a luxurious master suite boasting a private sun deck with views of Nose Hill, a spa-like six-piece ensuite with a steam shower, dual sinks, and a spacious walk-in closet. Additionally, the upper level features a bright bonus room open to the floor below, two large bedrooms—one with an ensuite and walk-in closet—a full bathroom, and an office/den that could be converted into a fourth bedroom. The lower level of the home is equipped with a custom movie theater, complete with a new projector and screen, ample storage space, and an additional bathroom. The home is also fitted with a \$55,000 boiler system offering efficient, quiet heating with improved air quality, zoning capabilities, and durability. Exterior features include an exposed aggregate driveway, walkways, and a secluded outdoor courtyard/patio, garage epoxy floor, air purifier and bathroom in-floor heating. This home is ideally located in Upper North Haven. This community is nestled just southeast of Nose Hill Park, offering easy access to one of the city's largest natural landscapes, which is highly valued for its extensive walking trails and wildlife. Adjacent to Nose Hill Park. Nose Hill Park in Calgary is one of the largest urban parks in North America, sprawling over 11 square kilometers. This vast natural environment is a beloved retreat for both residents and visitors, offering a taste of the wilderness amidst the urban landscape of Calgary. Upper North Haven also offers several local amenities, convenient access to shopping centers, and Calgary Winter Club. Known for its extensive range of facilities and services, the club is designed to offer a comprehensive, year-round recreational experience to its members and their families. This community is ideal for families and individuals looking for a calm and comfortable suburban life within reach of urban conveniences.

Inclusions:

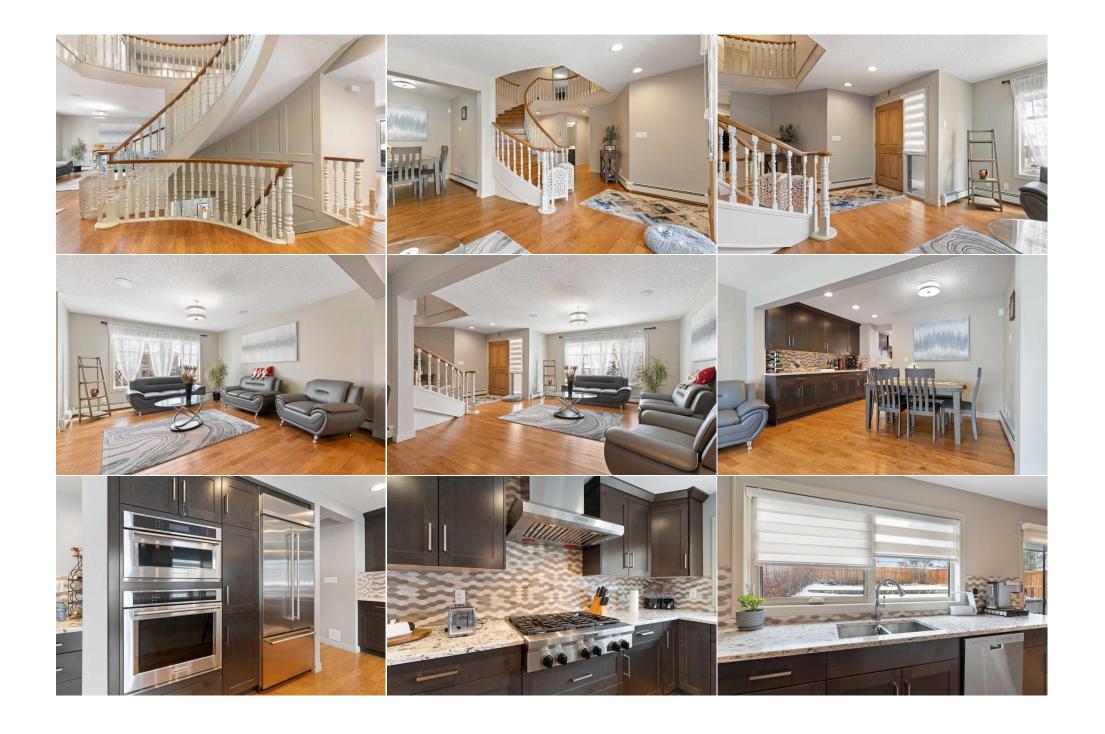
Property Listed By: **Royal LePage Mission Real Estate** 

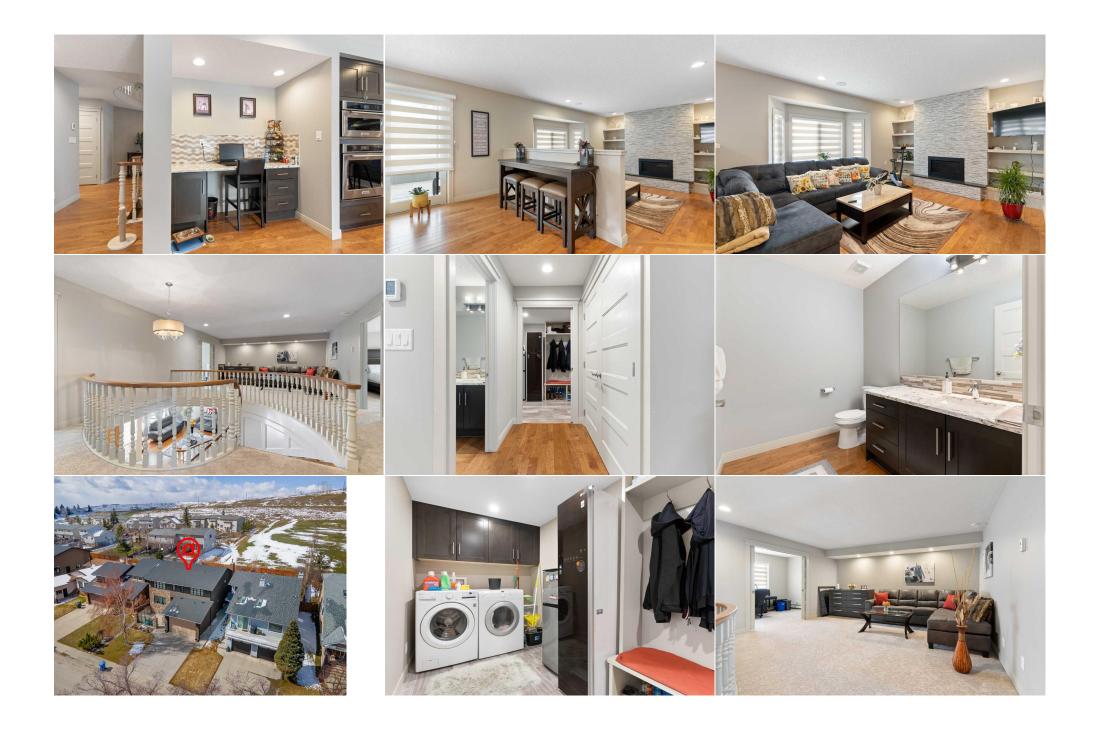
**Home Theater** 

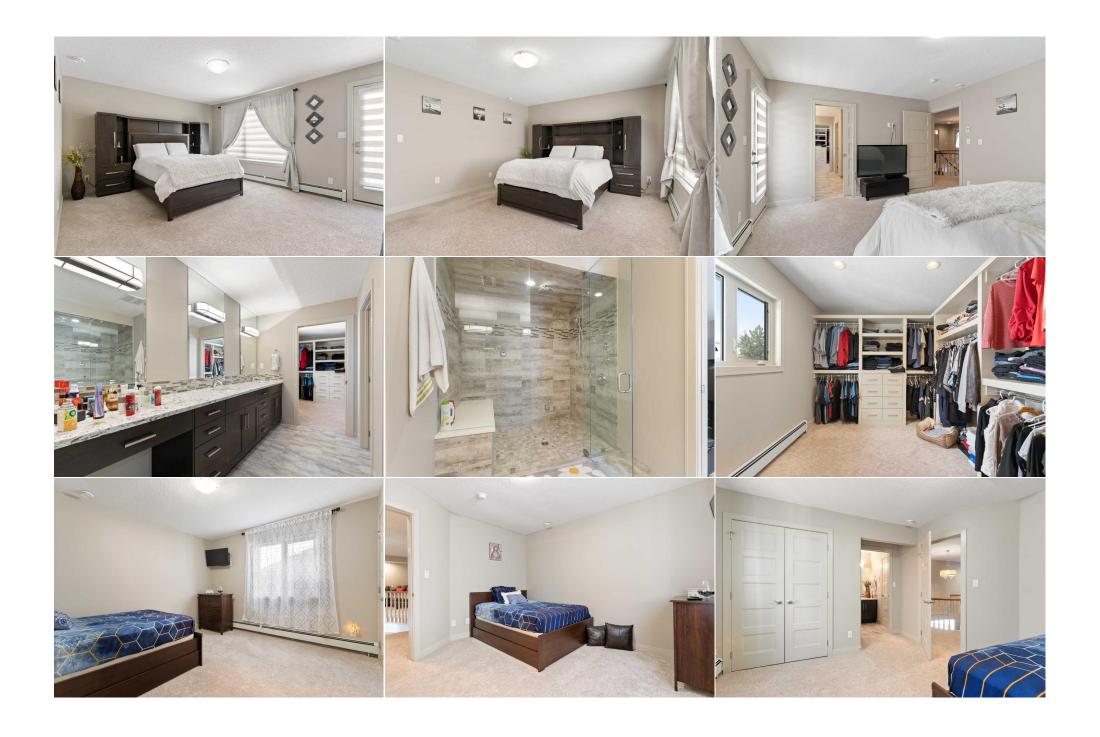
## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









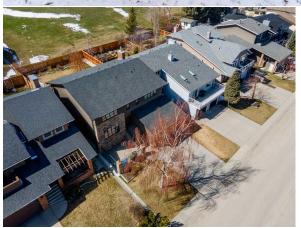




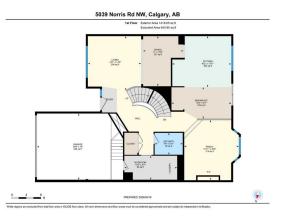












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While regions are excluded from total floor area in IGUIDE floor plans. All noon-dimensions and floor areas must be considered approximate and are subject to independent verification.