



THE
A-TEAM

**RE/MAX
FIRST**

5039 NORRIS Road, Calgary T2K 5R6

MLS® #: **A2124686**

Area: **North Haven**

Listing Date: **04/19/24**

List Price: **\$1,379,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar: **5,726 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,003**
Low Sqft:
Ttl Sqft: **3,003**

DOM

31

Layout

Beds: **3 (3)**
Baths: **4.0 (3 2)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, Greenbelt, No Neighbours Behind, Landscaped, Street Lighting, Private, See Remarks
Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard, Natural Gas, See Remarks**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **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	Dimensions	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"
Mud Room	Main	6`7" x 14`5"	Bonus Room	Second	14`1" x 9`6"
Bedroom - Primary	Second	15`11" x 12`10"	4pc Ensuite bath	Second	12`0" x 12`9"
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
Media Room
Furnace/Utility Room

Second
Basement
Basement

28`3" x 16`4"
18`11" x 14`6"
9`1" x 5`9"

3pc Bathroom
2pc Bathroom
Storage

Legal/Tax/Financial

Second
Basement
Basement

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

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

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 foyer 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:

Home Theater
Royal LePage Mission Real Estate

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











