



THE
A-TEAM

**RE/MAX
FIRST**

19 WINDSOR Crescent, Calgary T2V 1V5

MLS® #: **A2125549**

Area: **Windsor Park**

Listing Date: **04/25/24**

List Price: **\$1,988,888**

Status: **Active**

County: **Calgary**

Change: **-\$1, 25-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **3,007**

Low Sqft:

Ttl Sqft: **3,007**

Lot Information

Lot Sz Ar: **5,640 sqft**

Lot Shape:

DOM

23

Layout

Beds: **4 (3 1)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Front Yard,No Neighbours Behind,Street Lighting,On Golf Course,Treed

Park Feat:

Double Garage Attached,Garage Door Opener,Garage Faces Front

Utilities and Features

Roof: **Tile**

Heating: **In Floor,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other,Private Entrance,Private Yard**

Construction:

Brick,Concrete,Stucco

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Stove,Microwave,Oven,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator

Int Feat: **Bidet,Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Granite Counters,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,See Remarks,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`3" x 6`0"	Dining Room	Main	15`4" x 15`3"
Kitchen	Main	11`5" x 18`7"	Laundry	Main	7`8" x 8`1"
Living Room	Main	16`3" x 15`3"	Mud Room	Main	14`11" x 8`3"
Office	Main	10`9" x 10`11"	4pc Ensuite bath	Second	6`3" x 9`6"
4pc Ensuite bath	Second	5`2" x 7`10"	6pc Ensuite bath	Second	12`7" x 19`2"
Bedroom	Second	12`1" x 13`6"	Bedroom	Second	18`10" x 19`0"
Den	Second	13`2" x 11`4"	Bedroom - Primary	Second	16`8" x 19`3"
Walk-In Closet	Second	6`3" x 8`1"	4pc Bathroom	Basement	5`4" x 8`7"
Other	Basement	12`7" x 3`0"	Bedroom	Basement	11`2" x 15`1"

Game Room
Furnace/Utility Room

Basement
Basement

16`3" x 14`9"
11`3" x 11`4"

Media Room
Wine Cellar
Legal/Tax/Financial

Basement
Basement

14`11" x 26`9"
9`6" x 6`9"

Title:
Fee Simple
Legal Desc:

0614684

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to this prestigious estate home in the sought-after community of Windsor Park. This luxurious, custom-built 2-storey home is a true gem, with its prime, quiet, location backing onto the Calgary Golf Country Club. This home is only minutes to downtown and walking distance to multiple amenities and transportation. As you step inside, you'll be greeted by the inviting ambiance of Brazilian Cherry hardwood flooring throughout the main and upper levels. All the tiled floors and the kitchen are heated to ensure comfort throughout the home. To your left, there is a spacious office with a large window offering a view of the front of the house. The great room is a focal point, featuring built-in shelves and a gas fireplace with stunning stone surround. Through the French doors, you'll discover a private backyard that faces the golf course. With mature fir trees, this backyard oasis provides the perfect setting for relaxation or entertaining guests. The great room seamlessly flows into the dining area, which leads to the gorgeous kitchen. This kitchen is a dream for any home chef, equipped with heated flooring, a gas range, built-in oven, ample cabinet space, and a convenient butler's pantry with custom cabinets and pull outs to keep everything tidy. The kitchen and all tiled floors are heated, ensuring for a comfortable feel throughout. The entire home has a built in speaker system, so you can listen to your choice of music in every room with just a push of a button. The mudroom with built ins can be found just off of the the garage entrance. The home offers an oversized, heated double garage with plenty of custom cabinetry and even an area for a dog-washing station. The garage is roughed in for a car hoist allowing for added convenience. The driveway is roughed in for slab heating for the cold winter months. Moving to the upper level, you'll find a primary suite that is perfect for unwinding after a long day. It boasts a private balcony, a luxurious 6-piece ensuite, and a walk-in closet with custom built-ins. Additionally, there are two more large bedrooms, each with their own 4-piece ensuite. The basement of this home is designed for entertaining, featuring a wet bar, wine cellar, games area, and a cozy media room that is fully sound proofed. There is also a fourth bedroom and a 4-piece bathroom in the basement. The mechanical room has been extremely well thought out with commercial grade utilities. The roof is made from concrete tiles which are built to last many years. Attention to detail is evident in every corner of this home, making it truly stand out. To fully appreciate all the features and craftsmanship, it is a must-see. Excellent family home. Exceptional Value!

Inclusions:

Built-in Electric Range, Dishwasher, Refrigerator, Range Hood, Microwave, Freezer, Washer, Dryer, A/C unit, Hot Tub (as is), Projector and screen, Small Basement Fridge, Wine Refrigerator, Bathroom Mirrors, Garage Door Opener with controls, Central Vacuum plus attachments, Water Softener, All Window Coverings, Small Basement Dishwasher

Property Listed By:

Greater Property Group

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













