



THE
A-TEAM

**RE/MAX
FIRST**

1636 ACTON Avenue, Calgary T2T 2P9

MLS® #: **A2125624**

Area: **Altadore**

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

List Price: **\$1,699,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **4,219 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,524**
Low Sqft:
Ttl Sqft: **2,524**

DOM

24
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Dog Run Fenced In,Low Maintenance Landscape**
Park Feat: **Double Garage Attached,Driveway,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit,Private Yard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Gas Range,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Built-in Features,Central Vacuum,High Ceilings,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	15`5" x 12`0"	Bedroom	Second	12`3" x 10`3"
Bedroom	Second	12`10" x 10`1"	Bedroom	Basement	11`0" x 8`1"
Bedroom	Basement	15`5" x 11`1"	Den	Basement	9`8" x 6`3"
Kitchen	Main	16`0" x 13`1"	Dining Room	Main	10`7" x 10`0"
Living Room	Main	17`4" x 14`3"	Foyer	Main	9`7" x 9`2"
Bonus Room	Second	18`1" x 11`11"	Family Room	Basement	16`6" x 7`10"
Laundry	Second	12`10" x 5`2"	Mud Room	Basement	10`0" x 5`5"

2pc Bathroom 4pc Bathroom	Main Second	5`8" x 4`11" 9`4" x 5`11"	4pc Bathroom 6pc Ensuite bath Legal/Tax/Financial	Basement Main	9`5" x 5`3" 11`2" x 10`11"
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Title: Fee Simple Legal Desc:		Zoning: M-CG d72			
	1311441			Remarks	

Pub Rmks:	<p>This charming custom luxury family home features 5 bedrooms, a main floor primary bedroom and a unique attached double garage. With over 3500sqft above grade there is plenty of space for the growing family. Upon entry the bright space offers a beautiful living room overlooking a park with a gas fireplace and dining room with soaring ceilings. The gorgeous kitchen has a large island with top of the line appliances, custom cabinetry and granite counter tops. The main floor primary bedroom is an oasis featuring its own laundry, 6-piece spa like ensuite with a steam shower and a large walk-in closet. The beautiful white oak staircase leads you to the upstairs which is home to two good sized bedrooms, laundry room, stylish family bath and a huge bright bonus room. The basement includes comfortable heated flooring and 10-foot ceilings. This space is ideal for teenagers with a rec room, two bedrooms, den and a large mudroom. Other features include a unique attached double heated garage to keep you warm in the winters, heated bathroom floors and built-in speakers. Enjoy the low maintenance back yard great for entertaining, the Verna Reid Park across the street, amazing schools, shopping and restaurants just a stroll away from this fabulous inner-city location.</p>				
Inclusions: Property Listed By:	<p>Bar Fridge, Dishwasher, Gas Range, Garage Opener, Window Coverings, Washer (2), Dryer (2), Fridge, Hood Fan, Humidifier, All Window Coverings. RE/MAX Realty Professionals</p>				

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







