



THE
A-TEAM

**RE/MAX
FIRST**

2203 30 Avenue, Calgary T2T 1R8

MLS® #: **A2125867**

Area: **Richmond**

Listing Date: **04/26/24**

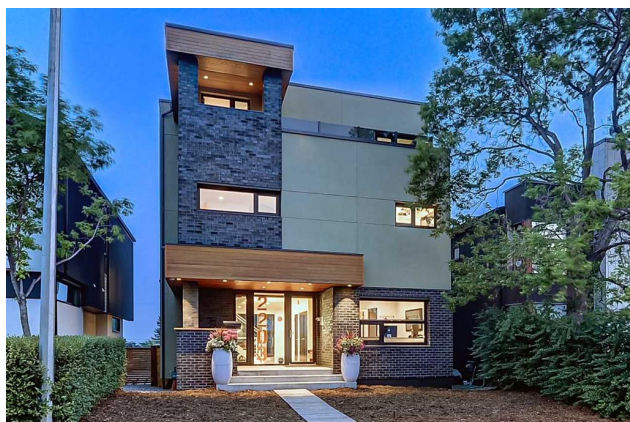
List Price: **\$2,300,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**
Lot Information
Lot Sz Ar: **4,671 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,508**
Low Sqft:
Ttl Sqft: **3,508**

DOM

23
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Landscaped,Yard Lights,Rectangular Lot,Secluded,Views**

Park Feat: **Double Garage Detached,Heated Garage,Oversized,Workshop in Garage**

Utilities and Features

Roof: **Membrane**
Heating: **In Floor**

Sewer:
Ext Feat: **Awning(s),Private Entrance,Private Yard**

Construction:
Brick,Composite Siding,ICFs (Insulated Concrete Forms),Stucco

Flooring:
Ceramic Tile,Other,See Remarks

Water Source:

Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Range Hood,Washer**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,Recessed Lighting,See Remarks,Smart Home,Soaking Tub,Sump Pump(s),Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	19`9" x 12`3"
Game Room	Basement	12`10" x 10`2"
Family Room	Basement	19`8" x 15`6"
Loft	Third	24`11" x 24`0"
Media Room	Basement	16`10" x 9`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`5" x 10`0"
Living Room	Main	17`0" x 13`5"
Foyer	Main	10`6" x 8`0"
Office	Main	11`11" x 10`0"
Laundry	Upper	10`3" x 10`2"

Storage	Basement	13`7" x 7`10"	Furnace/Utility Room	Basement	9`2" x 5`4"
Bedroom - Primary	Upper	25`11" x 11`5"	Bedroom	Upper	11`10" x 11`9"
Bedroom	Upper	11`9" x 11`0"	Bedroom	Basement	11`1" x 9`10"
2pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"
5pc Bathroom	Upper	0`0" x 0`0"	6pc Ensuite bath	Upper	0`0" x 0`0"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-C2			
Legal Desc:		4479P			
Remarks					
Pub Rmks:		<p>MARDA LOOP MASTERPIECE! Perched atop one of the most elevated points in the heart of the city with jaw dropping views of the majestic Rocky Mountains, this custom-built ICF concrete residence, complete with a fully developed walk-out basement is a true private sanctuary and epitomizes a lifestyle of low maintenance sustainability and enduring quality. Boasting a contemporary design, it offers bespoke epoxy and ceramic tile heated flooring for year-round comfort, Smart wiring throughout, including a multi-room sound system, and an abundance of natural light. The main level welcomes with a spacious dining area, perfect for family gatherings or sophisticated dinner parties. It seamlessly flows into a living room featuring German designed folding/sliding doors, facilitating effortless transitions between indoor and outdoor spaces. Step out onto the generously sized south-facing deck, offering picturesque views of meticulously landscaped gardens designed with architectural precision. Adjacent to the living area, the tastefully designed kitchen features granite countertops, a large island/eating bar, ample storage, a convenient computer desk, and Gaggenau appliances and pot filler. Tucked away off the foyer is a private office adorned with a wall of built-in bookshelves, an ideal space for productive work-from-home days. Completing the main level is a retro 2-piece powder room. Ascend the spectacular open riser staircase to the second level, where three bedrooms, a 5-piece main bath, and a laundry room equipped with sink, storage, and built-in ironing board await. The serene primary suite boasts floor-to-ceiling windows with stunning views, a sitting area, walk-in closet, and a secluded 6-piece ensuite featuring dual vanities, a soothing soaker tub, and rejuvenating steam shower. The third-level loft, roughed-in for a wet bar and bathroom, grants access to a large north-facing deck with panoramic views of the city, downtown, and Nose Hill Park, as well as a vast 570 sq ft south facing rooftop patio offering complete solitude and panoramic vistas of Calgary's east, south, and Rockies to the west. The walk-out level seamlessly integrates with the private backyard oasis, complete with a large solar-powered water feature by Wade Woelfle. Indulge in entertainment with a family/recreation room boasting a 60" disappearing TV, 22 linear feet of glass whiteboard, and motorized window shades. A soundproofed theatre room adds the perfect ambiance for game or movie nights. Notable features include floor to ceiling windows with open joinery throughout bringing in an abundance of natural light, HVAC purification system and an oversized double detached garage with green live roof, heated floors, workshop space, shelving, and cabinetry. This distinctive residence enjoys an ideal location, just blocks away from excellent schools, shopping, public transit, and convenient access to 33rd & 26th Avenues and Crowchild Trail.</p>			
Inclusions:		Pot filler, 60" disappearing TV, built-in bookcases, 22' glass whiteboard, motorized window shades, home theatre equipment, security system, closet organizers, HVAC purification system, all shelves & cabinetry in garage, water features, multi-room sound system, built-in ironing board.			
Property Listed By:		RE/MAX Real Estate (Central)			

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

