



THE
A-TEAM

**RE/MAX
FIRST**

2427 3 Avenue, Calgary T2N 0L2

MLS®#: **A2126128**

Area: **West Hillhurst**

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

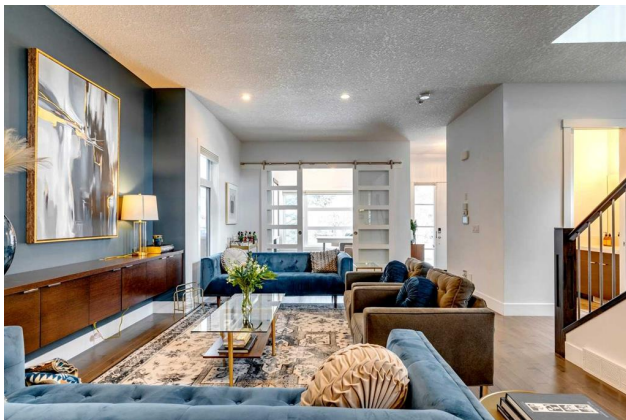
List Price: **\$1,299,995**

Status: **Active**

County: **Calgary**

Change: **-\$75k, 17-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**
Lot Information
Lot Sz Ar: **3,939 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,513**
Low Sqft:
Ttl Sqft: **2,513**

DOM

24
Layout
Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Paved,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Range,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Washer,Window Coverings**
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`11" x 3`1"
Foyer	Main	8`8" x 8`10"
Living Room	Main	15`7" x 28`4"
4pc Bathroom	Upper	8`6" x 5`0"
5pc Ensuite bath	Upper	9`10" x 18`11"
Bedroom	Upper	10`6" x 15`8"

Room	Level	Dimensions
Dining Room	Main	13`9" x 16`11"
Kitchen	Main	8`11" x 18`3"
Office	Main	12`3" x 8`7"
4pc Ensuite bath	Upper	8`2" x 6`2"
Bedroom	Upper	12`1" x 17`10"
Laundry	Upper	8`7" x 6`2"

Bedroom - Primary	Upper	12`5" x 18`11"	4pc Bathroom	Lower	8`8" x 5`0"
Other	Lower	7`0" x 7`11"	Bedroom	Lower	13`11" x 15`3"
Game Room	Lower	20`2" x 24`2"	Furnace/Utility Room	Lower	7`8" x 9`10"
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	1310562
Remarks	

Pub Rmks:	<p>Welcome to luxury living in West Hillhurst! This stunning DETACHED single-family home boasts unparalleled craftsmanship and impeccable design throughout. With 4 bedrooms and 4.5 baths spread across three spacious levels, this residence offers ample space for comfortable family living. As you step inside, you'll be greeted by a formal foyer and immediately notice the soaring 10-foot ceilings and an inviting open-concept floor plan, ideal for both entertaining and everyday living. The main floor features a thoughtfully designed layout, complete with a stylish office, a floor to ceiling 2 sided fireplace feature wall of Carrera marble that lends definition to the elegant living room and the formal dining area complete with a wall of built-ins and wine station. A chef's dream kitchen with an expansive quartz island serves as the focal point, perfect for gathering with loved ones and more casual dining. Upstairs, you'll find a luxurious primary bedroom retreat, complete with a spa-like 5-piece ensuite bathroom featuring a soaker tub and separate steam shower. Two additional bedrooms and bathrooms and upper floor laundry offer convenience and comfort for the entire family. The fully developed basement is an entertainer's delight, with in-floor heating ensuring year-round comfort. The attention to detail is evident in every corner of this home, from the true foyer entry to the rear mudroom, providing convenience and functionality for busy lifestyles. Hardwood flooring flows seamlessly throughout the main level and upper floor, adding warmth and sophistication to the space. Other notable features include privacy film on all windows on the back of the house, air conditioning, on-demand hot water, and a new furnace, providing modern convenience and peace of mind. The rear double detached garage has just recently been upgraded with insulation, finished drywall and a heater to help ease those cold morning starts. Experience the epitome of urban luxury living in this exceptional West Hillhurst residence, this location offers exceptional access to all amenities, schools, thoroughfares and is less than 10 minutes away from Foothills Medical Centre. Don't miss your chance to call this exquisite property home - schedule your private showing today!</p>
Inclusions:	N/A
Property Listed By:	Century 21 Bamber Realty LTD.

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

