



THE
A-TEAM

**RE/MAX
FIRST**

19 CROMWELL Avenue, Calgary T2L 0M6

MLS® #: **A2126391**

Area: **Collingwood**

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

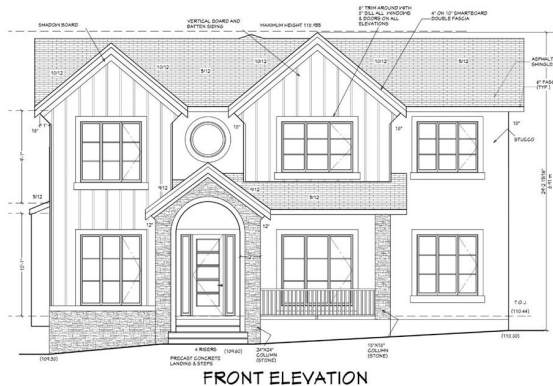
List Price: **\$2,260,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **5,500 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,251**

Low Sqft:

Ttl Sqft: **3,251**

DOM

23

Layout

Beds: **5 (3 2)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **628**

Access:

Lot Feat:

Park Feat:

Back Lane

Tandem, Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Bar Fridge, Built-In Gas Range, Built-In Refrigerator, Convection Oven**
Int Feat: **Breakfast Bar, Chandelier**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`1" x 13`7"
Kitchen	Main	17`9" x 17`3"
Nook	Main	15`7" x 12`3"
Bonus Room	Upper	18`9" x 13`1"
Bedroom	Upper	13`7" x 13`4"
Game Room	Basement	20`11" x 19`9"
Bedroom	Basement	12`3" x 12`0"

Room	Level	Dimensions
Dining Room	Main	13`1" x 11`6"
Family Room	Main	15`10" x 12`8"
Den	Main	12`8" x 11`1"
Bedroom - Primary	Upper	17`4" x 15`9"
Bedroom	Upper	13`1" x 11`3"
Bedroom	Basement	14`9" x 13`3"
Laundry	Upper	

5pc Ensuite bath
4pc Bathroom
2pc Bathroom

Upper
Upper
Main

4pc Bathroom
4pc Bathroom

Upper
Basement

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

4316HK

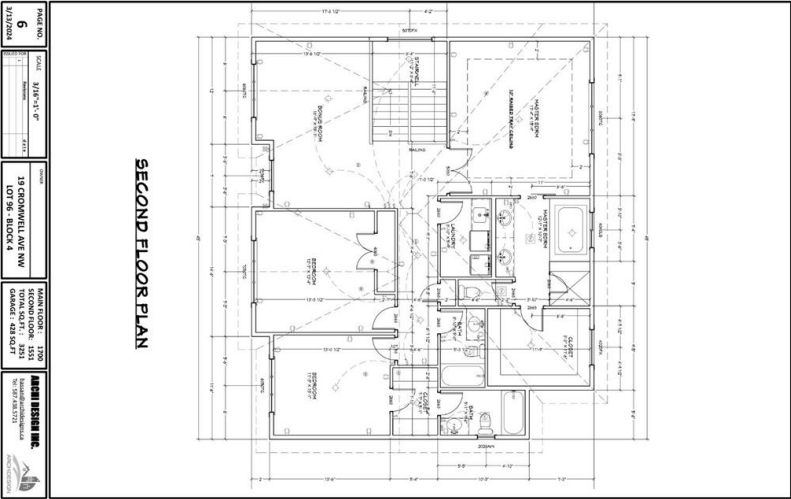
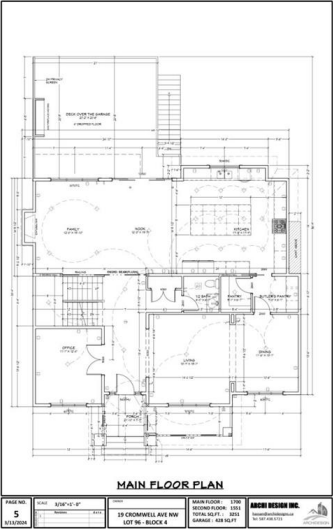
Remarks

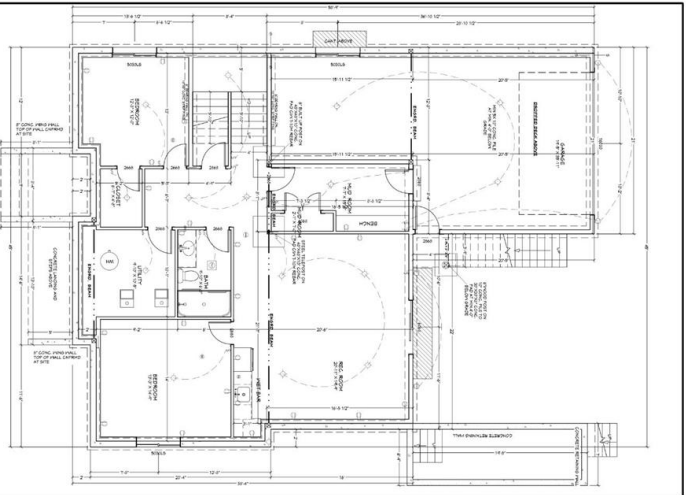
Pub Rmks:

Are you looking for a Brand New Home in the Mature area that close to Confederation Park, close to all levels of schools for your children? Here is your Dream Home over 3200 square feet on 2 levels plus finished WALKOUT basement. 10 foot ceiling on Main floor, 9 foot ceiling on upper level and basement. Deluxe finishing throughout with Engineered Hardwood floor on Main level and upper level, Tile flooring in all bathrooms, High end JennAir Appliance package in Kitchen. Fireplace in Family and one on the Deck with Gas BBQ hookup. 3 bedrooms up and 2 more in the finished walkout basement. Triple attached garage and long driveway for more parking space. Please contact your agent for further details of the floor plan and specification of the interior finishing. Estimate building time is 10 months. Builders package
Jessica Chan Real Estate & Management Inc.

Inclusions:
Property Listed By:

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





BASMENT PLAN
BASMENT PLAN, 1/16 SCALE

PROJECT NO.	SCALE	DATE	DESIGNER	DATE	REVISIONS
4	1/16"	1/1/2024	19 CORDWELL AVE NW	1/1/2024	1/1/2024
LOT 19, BLOCK 4	1/16"	1/1/2024	1/1/2024	1/1/2024	1/1/2024
19 CORDWELL AVE NW	1/16"	1/1/2024	1/1/2024	1/1/2024	1/1/2024
LOT 19, BLOCK 4	1/16"	1/1/2024	1/1/2024	1/1/2024	1/1/2024
1/1/2024	1/16"	1/1/2024	1/1/2024	1/1/2024	1/1/2024

