



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5008 21 Avenue, Calgary T3B 0X4**

MLS®#: **A2131904**

Area: **Montgomery**

Listing Date: **05/21/24**

List Price: **\$979,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,947**

Year Built:

**2023**

Low Sqft:

Ttl Sqft:

**1,947**

Lot Information

Lot Sz Ar:

**2,994 sqft**

Lot Shape:

DOM

**35**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**3**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Many Trees,Street Lighting,Rectangular Lot,Subdivided**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

**Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood,See Remarks,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Satellite TV Dish**

Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>14`7" x 15`3"</b>
<b>Entrance</b>	<b>Main</b>	<b>7`5" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 13`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`4" x 15`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Mud Room</b>	<b>Main</b>	<b>4`11" x 5`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`5" x 12`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`1" x 11`7"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>4`11" x 5`10"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`11" x 5`5"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`0" x 7`11"</b>

6pc Ensuite bath  
Bedroom  
Furnace/Utility Room  
Den

Upper  
Basement  
Basement  
Basement

12`0" x 10`2"  
6`7" x 13`3"  
6`8" x 8`4"

Walk-In Closet  
4pc Bathroom  
Game Room  
Living Room

Legal/Tax/Financial

Basement  
Basement  
Basement  
Main

6`7" x 4`11"  
25`10" x 12`0"  
14`7" x 15`3"

Title:  
Fee Simple  
Legal Desc:

2311267

Zoning:  
R-C2

Remarks

Pub Rmks:

Welcome to this brand new luxury built home by Synergy Homes offering excellent views of the Bow River valley escarpment, just steps from Bowmont and Shouldice Parks. As you enter this lovely home you will be immediately impressed with the 10' and 12' high ceilings on the main floor, a huge amount of natural light thru the huge south facing windows, wide plank white oak flooring, full height white shaker cabinetry, modern quartz counter tops including a huge center island, an upgraded \$20,000 appliance package which includes a Kitchen Aide 48" fridge and a 36" smart commercial style range, a stylish feature wall in the living room showcasing the cozy gas fireplace and the rear mudroom entrance leading to the backyard which is perfect to let kids or pets out the back yard. The upstairs contains 3 bedrooms, a full bathroom, a large laundry room and features the master bedroom retreat with tremendous south views of the valley, a spacious walk-in closet and a luxurious 5 piece ensuite that contains his and her sinks, a rain-shower head and a separate soaker tub with again valley views to south. The basement is fully finished and features 9ft ceilings, a large rec room with wet bar, a separate games room and a 4th large bedroom with walk-in closet and full bathroom. This home will have roughed-in Vacuum, will be fully fenced and landscaped by the end of this summer plus features a double detached garage. Lots of upgrades including hardie board and batten exterior, oversized windows, high end appliance package and 10' & 12' high ceiling's. Excellent location as you're within 2 blocks to the Bow River and Bowmont walking paths, close to U of C, Market mall, Children's and Foothills Hospitals and only 10 minutes to downtown. Call your favorite Realtor today to view this newest and latest project by Synergy Custom Homes and move in by on or before July 12 and enjoy the summer! (Immediate possession is available)

Inclusions:  
Property Listed By:

N/A  
RE/MAX Real Estate (Central)

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











