



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3806 3 Street, Calgary T2K 0Z7**

MLS®#: **A2133210**

Area: **Highland Park**

Listing Date: **05/20/24**

List Price: **\$1,249,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**  
Lot Information  
Lot Sz Ar: **389 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,640**  
Low Sqft:  
Ttl Sqft: **2,640**

DOM

**36**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot,Views**  
Park Feat: **Alley Access,Double Garage Detached,Insulated,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,In Floor,ENERGY STAR Qualified Equipment,Fireplace(s),Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bookcases,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Den	Main	16`5" x 15`5"
Dining Room	Main	11`3" x 19`4"
Foyer	Main	8`11" x 10`9"
Bedroom - Primary	Upper	18`10" x 15`5"
Kitchenette	Basement	10`8" x 8`5"
Laundry	Upper	7`0" x 9`11"

Room	Level	Dimensions
Kitchen	Main	13`8" x 10`11"
Living Room	Main	13`8" x 15`3"
2pc Bathroom	Main	8`0" x 5`1"
5pc Ensuite bath	Upper	13`3" x 12`6"
Media Room	Basement	14`5" x 22`11"
Bedroom	Upper	12`7" x 14`8"

Bedroom  
Bedroom  
Exercise Room

Upper  
Basement  
Basement

12`0" x 14`7"  
12`9" x 13`5"  
10`5" x 15`1"

4pc Bathroom  
3pc Bathroom

Upper  
Basement

9`2" x 4`11"  
10`3" x 6`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

1410630

Zoning:  
R-C2

Remarks

Pub Rmks:

**Welcome to this Modern Contemporary Beauty! This stunning 2-story custom-built home features almost 4,000 square feet of developed living space to live and entertain. Upon entering this home, you will observe the oversized windows and patio doors that allow for tons of natural light year-round. Off to the left of the main foyer is the flex room with tasteful built-in cabinetry that is currently used as an office. As you make your way into the home you will observe a grand open concept and a fabulous dream kitchen with a full slab granite island, a stainless steel KitchenAid appliance package, an oversized pantry with plenty of shelves, and ample kitchen cupboard storage. The open concept main floor also offers a spacious dining room that flows into the living room with a gas fireplace, floating shelves, and sliding patio doors to an outdoor oasis. The second-floor master retreat with a spa-inspired ensuite has a tub, dual sinks, oversized stand-up shower w/ bench, rain shower, gorgeous tile surround, and glass doors. The master bedroom's private walk-in closet is exceptionally spacious w/ custom built-ins and deep storage drawers. The two additional bedrooms upstairs are very generous in size and also offer well-crafted walk-in closets w/ custom built-ins and sliding drawers for additional storage. The 2nd floor of this luxurious home also has a 4 pc bathroom very close to the 2 additional bedrooms upstairs and a complete laundry room with sink, storage and granite top as your folding table over the washer & dryer. The basement is set to entertain with a built-in entertainment wall unit and corner desk for those who want to work from home. The large wet bar was taken to an entirely new level with a 36" stainless steel fridge, bar sink, dishwasher, and extended granite countertop w/ large wet bar. The bar downstairs is complete with/ tasteful cabinetry, glass doors, and plenty of additional storage. The basement has a 4th large bedroom with an oversized walk-in closet and a large basement bedroom window for even more natural light. The basement gym room comes complete with gym flooring and a large window along with high ceilings. After your workout, enjoy a nice shower in your stunning basement 3 pc bathroom w/ large vanity and oversized shower w/ tasteful tile surround and base enclosed with glass. This custom-built home also includes an oversized double garage (22'x22'), AC unit, 9' ceilings; central vacuum system, in-floor heating, and Bluetooth sound surround w/ speaker system inside & out on the deck. This home offers plenty of luxury and you won't find anything as stunning, practical, and functional in a home like this gem! Here is your chance to get into a gorgeous home with great neighbours in a charming neighbourhood. This home is close to great amenities such as schools, restaurants, cafes, shopping, and transit. This home was also featured on the TV Series "Property Brothers: Forever Home" in 2021 as an inspiration home. Book your showing today!**

Inclusions:  
Property Listed By:

**TV Wall Mounts  
Century 21 Bravo Realty**

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

3806 3 St NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 2640.88 sq ft



Main Floor  
Exterior Area 1281.91 sq ft

2nd Floor  
Exterior Area 1261.97 sq ft

Basement (Below Grade)  
Exterior Area 1097.00 sq ft

PREPARED: 2023/01/11

While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

EGUIDE











