



THE
A-TEAM

**RE/MAX
FIRST**

1124 KILDONAN Place, Calgary T2V 4B1

MLS®#: **A2133418**

Area: **Kelvin Grove**

Listing Date: **05/23/24**

List Price: **\$2,295,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**
Lot Information
Lot Sz Ar: **11,302 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,957**
Low Sqft:
Ttl Sqft: **2,957**

DOM

33
Layout
Beds: **4 (3 1)**
Baths: **4.0 (3 2)**
Style: **2 Storey**

Parking

Ttl Park: **9**
Garage Sz: **3**

Access:

Lot Feat:

**Back Yard,Few Trees,Front Yard,Lawn,Garden,Interior Lot,No Neighbours Behind,Landscaped,Level,Street Lighting,Yard Drainage,Yard Lights,Pie Shaped Lot
220 Volt Wiring,Additional Parking,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Oversized,Secured,Side By Side,Triple Garage Attached**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Garden,Lighting,Private Entrance,Private Yard,Rain Barrel/Cistern(s),Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Gas Cooktop,Humidifier,Range Hood,Refrigerator,Washer,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,French Door,Granite Counters,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Steam Room,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`2" x 7`2"	3pc Ensuite bath	Main	11`1" x 13`3"
Bedroom - Primary	Main	16`5" x 12`2"	Dining Room	Main	10`8" x 12`5"
Foyer	Main	9`11" x 15`10"	Kitchen	Main	17`5" x 12`1"
Living Room	Main	16`7" x 13`6"	Walk-In Closet	Main	11`2" x 8`1"
3pc Ensuite bath	Upper	9`2" x 7`7"	5pc Ensuite bath	Upper	11`7" x 13`7"
Bedroom	Upper	12`11" x 16`6"	Bedroom - Primary	Upper	16`0" x 16`0"
Walk-In Closet	Upper	9`9" x 13`8"	Walk-In Closet	Upper	9`4" x 5`6"

2pc Bathroom
Kitchen
Furnace/Utility Room

Basement
Basement
Basement

5`11" x 4`10"
10`1" x 20`11"
21`2" x 12`6"

Bedroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

14`5" x 11`0"
24`5" x 24`11"
4`0" x 2`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

731065

Remarks

Pub Rmks:

Welcome to this immaculate custom-built home nestled in a tranquil cul-de-sac on a beautifully manicured quarter-acre lot in the prestigious Kelvin Grove neighborhood. This fully renovated home epitomizes luxury and sophistication, featuring the highest quality fixtures and finishes inside and out. Every detail has been meticulously considered, leaving no stone unturned in creating this masterpiece. The home's exterior exudes timeless elegance and superior craftsmanship. A master stonemason crafted the facade, which features a striking combination of brick and quarried stone. Numerous large windows flood the interior with natural light and offer stunning views of the manicured garden. Topped with 50-year-rated asphalt shingles, this residence promises durability and peace of mind. Thoughtfully designed exterior lighting enhances the architectural features, adding enchantment to the evening ambiance. Step inside through the Custom Solid Wood Mahogany door and be greeted by a stunning entryway with an opulent curved wooden staircase by Artistic Stairs. The main floor offers a sunny living room, a sophisticated dining room with garden views, and a custom kitchen with Thomasville solid wood cabinetry, thick Silestone Counters, a Sub-Zero refrigerator, and a matching KitchenAid 5-burner gas cooktop with dual built-in ovens. Designed for multi-generational living, the main floor includes a spacious bedroom suite with a luxurious spa-like ensuite with Granite Counters, a walk-in closet, convenient laundry facilities, and private access to the deck and backyard. The grand staircase leads to an upper lounge with a cozy fireplace and a versatile flex room or office space. The primary suite features a large walk-in closet with California Closet organizers, a dual-fixtured steam shower ensuite with premium fossil stone, exquisite tile craftsmanship, a Victoria + Albert soaker tub, dual sink vanity, and heated floors. The second bedroom includes its own ensuite with Granite Counters and walk-in closet. The expansive lower level is an entertainer's dream. It includes an additional bedroom, half bath, and a catering kitchen that could easily be repurposed into a bedroom or recreation area. The fully finished and heated three-car oversized garage is a masterpiece, featuring ultra-thick concrete over thick insulation, epoxy floor coating, and its own sub-panel, ideal for equipping an electric charging port. Surrounded by lush greenery, mature trees, and established perennials, the home's exterior is fully irrigated by an underground sprinkler system. The welcoming front veranda and large covered back deck are thoughtfully built with exotic Kayu Wood and feature custom-tiled gas fireplaces, adding to the home's charm and elegance. Located close to Rockyview Hospital, Chinook Mall, and Glenmore Reservoir, with excellent schools, parks, and amenities nearby, this home offers unparalleled convenience. Completely renovated inside and out, this home is truly one-of-a-kind.

Inclusions:
Property Listed By:

N/A
RE/MAX Complete Realty

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













