



THE
A-TEAM

**RE/MAX
FIRST**

4 VAN HORNE Crescent, Calgary T2E 6G9

MLS®#: **A2133720**

Area: **Vista Heights**

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

List Price: **\$729,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 31-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1964**

Finished Floor Area

Abv Sqft: **1,169**
Low Sqft:
Ttl Sqft: **1,169**

Lot Information

Lot Sz Ar: **5,457 sqft**
Lot Shape:

DOM

36
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Corner Lot,Front Yard,Landscaped,Level,Rectangular Lot**
Park Feat: **Driveway,Front Drive,Garage Faces Front,Oversized,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Electric,Mid Efficiency,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Playground,Storage**

Construction: **Aluminum Siding ,Concrete,Stucco,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer Stacked**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	20`3" x 23`3"
Bedroom - Primary	Main	11`9" x 13`5"
Bedroom	Main	7`11" x 9`11"
Kitchen	Lower	12`10" x 13`8"
Bedroom	Lower	9`6" x 11`7"
4pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	9`3" x 13`10"
Bedroom	Main	9`10" x 10`0"
Family Room	Lower	17`3" x 18`1"
Bedroom	Lower	11`8" x 12`8"
4pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Lower	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

1065JK

Remarks

Pub Rmks:

This beautifully renovated bungalow in Vista Heights offers an exceptional living experience. Nestled on a corner lot, this home boasts a legal suite and a total of 5 bedrooms and 3 full baths. Upon entry, you're greeted by an open, modern layout that exudes sophistication. The living room features an electric fireplace framed by sleek, polished tiles, creating a cozy yet contemporary ambiance. The newly renovated kitchen is a chef's dream, boasting modern high gloss white cabinets, a centered island, and stainless steel appliances, perfect for culinary enthusiasts and entertaining alike. The main floor is thoughtfully designed with 3 bedrooms and 2 full baths, including a luxurious master suite complete with a full ensuite bath. Oversized windows flood the main floor with natural light, enhancing the spacious feel of the interior. A separate side entrance leads to the self-contained legal suite in the basement, offering additional living space or rental income. The basement suite includes a kitchen, 2 bedrooms, a full bath, and its own laundry facilities, providing convenience and privacy for guests or tenants. With recent renovations adding to the appeal of this already charming home, it's ready to welcome you to a lifestyle of comfort and style. Don't miss out on the opportunity to make this stunning bungalow your new home. Schedule a viewing today and experience the epitome of modern living in Vista Heights.

Inclusions:
Property Listed By:

**Basement appliances
RE/MAX House of Real Estate**

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







