



THE
A-TEAM

**RE/MAX
FIRST**

119 34A Street, Calgary T2N2Y4

MLS®#: **A2134044**

Area: **Parkdale**

Listing Date: **06/06/24**

List Price: **\$2,485,000**

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: **5,220 sqft**
Lot Shape: **48.0 x 108.9**

Finished Floor Area
Abv Sqft: **3,108**
Low Sqft:
Ttl Sqft: **3,108**

DOM

24
Layout
Beds: **5 (3 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **3**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **See Remarks, Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Cement Fiber Board**
Flooring: **Ceramic Tile, Hardwood, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **Pantry, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`8" x 14`0"	Kitchen	Main	18`0" x 13`1"
Dining Room	Main	14`0" x 11`11"	Breakfast Nook	Main	9`0" x 6`0"
Office	Main	13`5" x 12`0"	2pc Bathroom	Main	
Bonus Room	Second	13`0" x 13`0"	Bedroom - Primary	Second	14`0" x 14`0"
Bedroom	Second	11`9" x 11`6"	Bedroom	Second	11`6" x 11`6"
Laundry	Second	7`2" x 5`6"	5pc Ensuite bath	Second	
4pc Bathroom	Second		4pc Ensuite bath	Second	

Family Room
Bedroom
5pc Bathroom

Basement
Basement
Basement

23`10" x 13`11"
11`0" x 10`8"

Bedroom
Exercise Room

Basement
Basement

12`6" x 12`0"
15`11" x 11`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

2573GE

Remarks

Pub Rmks: ****Interior photos and floorplans have now been uploaded** Location, location, location!! Presenting this fabulous brand new 2-story farmhouse located in the coveted "golden triangle" of Parkdale, just steps to the Bow River and it's extensive pathway system. The perfect location for those who enjoy jogging, biking, and dogwalking. Only a few blocks radius to various amenities such as a kids playground, an outdoor hockey rink, a baseball diamond, and the highly regarded Westmount Charter school. And not to forget the iconic Lics ice cream, and the popular Lazy Loaf cafe. There is no compromise here. Along with absolute prime location, this modern farmhouse rests on an expansive lot measuring 48ft by 109ft. The triple car garage includes storage space in the attic accessible by a nifty built-in drop down ladder. Imagine having all your seasonal equipment neatly hidden away! There is even space adjacent to the garage to park an RV or extra vehicle. Upon entering the home, you will notice the abundance of natural lighting. The gourmet kitchen features a Wolf 48 inch gas range with dual ovens and a luxurious 60 inch built-in SubZero refrigerator. The butler's pantry conveniently leads into the formal dining room. The spacious family room offers sliding glass patio doors leading onto an expansive concrete patio, perfect for entertaining those summer barbeques. The main floor office is great for those remote work days. Upstairs, all 3 bedrooms have full bath ensuites and walk-in closets. The bonus room may be converted to an additional bedroom. Basement is fully developed and is equipped with in-floor hydronic heating. Upgraded engineered floor joists eliminates the need for bulkhead ceilings, resulting in a cleaner appearance. European style Kulu windows for style, efficiency, and versatility. The windows have dual opening mechanisms enabling them to swing open or tilt open. This is the dream home you were waiting for, and a must see to appreciate. Quick possession is available. Book your private viewing today!**

Inclusions:
Property Listed By:

n/a
Grand Realty

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













