



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**817 22 Avenue, Calgary T2M 1P3**

MLS®#: **A2134151**

Area: **Mount Pleasant**

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

List Price: **\$1,298,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2013**

Lot Information

Lot Sz Ar: **4,004 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,313**

Low Sqft:

Ttl Sqft: **2,313**

DOM

**32**

Layout

Beds: **5 (4 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Street Lighting**  
Park Feat: **Garage Door Opener,Insulated,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Refrigerator,Washer,Window Coverings**  
Int Feat: **Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Smart Home,Stone Counters,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`11" x 10`2"	Kitchen	Main	11`9" x 10`4"

<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 11`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`7" x 6`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>11`7" x 7`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`6" x 13`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 10`9"</b>
<b>Game Room</b>	<b>Basement</b>	<b>22`2" x 16`8"</b>
<b>Other</b>	<b>Basement</b>	<b>10`10" x 10`2"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`9" x 6`7"</b>

<b>Family Room</b>	<b>Main</b>	<b>17`6" x 13`0"</b>
<b>Office</b>	<b>Main</b>	<b>10`5" x 8`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`9" x 4`6"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`7" x 10`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`5" x 6`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`4" x 10`3"</b>
<b>Other</b>	<b>Basement</b>	<b>7`7" x 7`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>15`3" x 8`8"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1310023**  
 Zoning: **R-C2**

Remarks

Pub Rmks: **Executive custom built 2 storey, air conditioned home in showhome condition. Rare triple detached garage and a south facing backyard. Total of 5 bedrooms and 4 bathrooms. Very bright and open plan with 9 foot ceilings on the main floor. The main floor consists of a flex room that is ideal for a living or dining room, as well as an office area. The gourmet kitchen boasts upgrades such as a centre kitchen island, quartz countertops, and a walk through butlers pantry. The kitchen is open to an eating area and a huge great room with a gas fireplace. Patio doors lead out to a duradek with a gas line for barbecue and a beautifully landscaped backyard with a patio. The main floor is completed with a mudroom and laundry room. Staircase leads upstairs to a large primary bedroom with vaulted ceilings and a walk-in closet with built-ins. The 5 piece spa like ensuite is equipped with heated floors, large soaker tub and oversized shower. The upper floor consists of 3 other good sized bedrooms with a 4 piece main bathroom. Developed basement with a large family room, workout or office area, wet bar, and recreation area. The basement has an additional bedroom and 3 piece bathroom. This home boasts many upgraded utilities such as radiant floor heat in the basement, Naiven tankless hot water heater, and smart home technology with built in speakers in the primary bedroom, ensuite and basement. Quiet location within walking distance to schools, amenities and transportation.**

Inclusions: **Refrigerator, Dishwasher, Gas Cooktop, Built-in Oven, Washer, Dryer, All Window Coverings, Garage Door Opener with Controls, A/C Unit, Vacuum System plus Attachments, 2 TV Mounts**

Property Listed By: **Greater Property Group**

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











