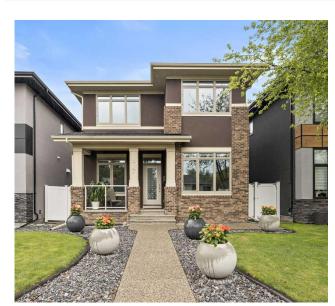


## 817 22 Avenue, Calgary T2M 1P3

**Mount Pleasant** MLS®#: A2134151 Area: Listing 05/24/24 List Price: **\$1,298,800** 

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Sub Type: City/Town:

Year Built: 2013 Lot Information

Lot Sz Ar: Lot Shape:

Residential Detached

Calgary Finished Floor Area Abv Saft: 2,313

Low Sqft: Ttl Sqft:

4,004 sqft 2,313

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

32

Ttl Park: 2 2 Garage Sz:

5 (4 1 )

3.5 (3 1)

2 Storey

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:

Int Feat:

**Utilities:** 

Ext Feat: **Private Yard**  Construction:

Stucco.Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer, Window Coverings Kitchen Appl:

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

Room Information

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

Dining Room	Main	11`7" x 11`4"	Family Room	Main	17`6" x 13`0"
Foyer	Main	7`7" x 6`0"	Office	Main	10`5" x 8`8"
Laundry	Main	11`7" x 7`6"	2pc Bathroom	Main	4`9" x 4`6"
Bedroom - Primary	Upper	17`6" x 13`2"	5pc Ensuite bath	Upper	11`7" x 10`7"
Bedroom	Upper	10`0" x 10`0"	Bedroom	Upper	10`2" x 9`11"
Bedroom	Upper	11`0" x 10`9"	4pc Bathroom	Upper	8`5" x 6`6"
Game Room	Basement	22`2" x 16`8"	Bedroom	Basement	11`4" x 10`3"
Other	Basement	10`10" x 10`2"	Other	Basement	7`7" x 7`0"
3pc Bathroom	Basement	8`9" x 6`7"	Furnace/Utility Room	Basement	15`3" x 8`8"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-C2

Legal Desc: **1310023** 

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







