



THE
A-TEAM

**RE/MAX
FIRST**

1416 RUSSELL Road, Calgary T2E 5N3

MLS®#: **A2134230**

Area: **Renfrew**

Listing Date: **05/22/24**

List Price: **\$1,300,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**

Finished Floor Area

Abv Sqft: **2,339**

Low Sqft:

Ttl Sqft: **2,339**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape: **30.42 x 18.29 Metres**

DOM

34

Layout

Beds: **4 (4)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Forced Air,Natural Gas**
Sewer: **Sewer**
Ext Feat: **Rain Gutters**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Storage,Tankless Hot Water,Walk-In Closet(s),Wet Bar**
Utilities: **Cable Connected,Electricity Connected**

Room Information

Room	Level	Dimensions
Dining Room	Main	14`0" x 13`10"
Living Room	Main	30`6" x 22`4"
2pc Bathroom	Main	8`0" x 7`0"
5pc Ensuite bath	Second	12`7" x 11`9"
Bedroom	Second	11`3" x 11`6"

Room	Level	Dimensions
Kitchen	Main	23`6" x 9`0"
Bedroom	Main	12`8" x 8`0"
Bedroom - Primary	Second	14`10" x 10`8"
Other	Second	10`7" x 8`7"
3pc Ensuite bath	Second	7`10" x 4`10"

Bedroom	Second	13` 4" x 8` 8"	3pc Ensuite bath	Second	7` 10" x 4` 10"
Laundry	Second	4` 0" x 4` 0"			
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	1838GT
Remarks	

Pub Rmks: **This Luxurious, inner city home is a must see. A rare gem just minutes to down town with exceptional views. This home truly has all the bells and whistles you can imagine! The main floor includes, a custom bar for entertaining, a professional kitchen that includes a water filtration system, professional gas stove, 3 ovens including a steam oven and an oversized industrial fridge and freezer set. This home also includes a separate thermostat system and air conditioning in each bedroom. Wood burning fireplace and heated hard wood floors throughout. Cozy up in this exquisite master bedroom with a gigantic walk in closet complete with a dream custom shelving and drawer system. The Master bedroom also includes a fireplace, private balcony, 6 piece ensuite, jacuzzi tub, large steam shower, vanity and his and hers sinks. The Yard is fully landscaped including a stamped concrete patio, hot tub, gas/wood burning fireplace and walk ways. Enormous patio on top of garage makes this property very unique. Great for gatherings and entertaining. Double detached garage is heated so you won't need to worry about the cold winter months. The basement offers an illegal one bedroom suite with complete separate entrance. Location location location, this home is rare and will sell fast! Book your private tour today. Has an 80 foot driveway.**

Inclusions: **hot tub, gazebo, wall oven, steamer**

Property Listed By: **Century 21 Bravo Realty**

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













