



THE
A-TEAM

**RE/MAX
FIRST**

81 TOMMY PRINCE Road, Calgary T3E 6Z7

MLS®#: **A2134247** Area: **Currie Barracks** Listing **05/23/24** List Price: **\$1,227,000**
 Status: **Active** County: **Calgary** Change: **-\$13k, 27-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **4,327 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,750**
 Low Sqft:
 Ttl Sqft: **2,750**

DOM

33
Layout
 Beds: **3 (2 1)**
 Baths: **4.0 (3 2)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Marble**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Bar,Beamed Ceilings,Built-in Features,Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`11" x 5`2"	Living Room	Main	12`4" x 19`10"
Kitchen	Main	13`1" x 12`0"	2pc Bathroom	Main	3`9" x 7`5"
Living Room	Main	12`6" x 15`11"	Mud Room	Main	7`6" x 8`5"
Laundry	Upper	5`3" x 11`7"	Bedroom	Upper	11`5" x 17`0"
4pc Ensuite bath	Upper	8`9" x 5`8"	Office	Upper	12`7" x 6`5"
Walk-In Closet	Upper	5`8" x 14`1"	Bedroom - Primary	Upper	16`0" x 12`1"

5pc Ensuite bath	Upper	9`8" x 12`6"	Bonus Room	Second	26`11" x 21`1"
2pc Bathroom	Second	4`8" x 6`11"	Furnace/Utility Room	Basement	7`8" x 11`4"
Game Room	Basement	12`0" x 8`0"	Family Room	Basement	15`10" x 20`3"
Bedroom	Basement	11`3" x 12`5"	3pc Bathroom	Basement	9`4" x 5`3"
Storage	Basement	15`1" x 8`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **DC (pre 1P2007)**
 Legal Desc: **1010457**

Remarks

Pub Rmks: **** OPEN HOUSE: Saturday, June 23rd 1-3pm ** PRICE IMPROVEMENT - This executive home is truly stunning, with a wealth of features and amenities that will appeal to anyone looking for a luxurious and comfortable living space. The attention to detail in the design and construction is evident. Pride of ownership exudes from this 3 bed, 5 bath, boasting just over 3700sq/ft of developed living space this home is a must see. The main floor's grand entrance sets the tone for the rest of the home, with its marble flooring, 9ft ceilings, and abundance of natural light. The chef's kitchen is a standout feature, with its high-end stainless steel appliances, custom cabinets, and quartz island. The living room, with its gas fireplace, provides a cozy and inviting space to relax or entertain. Completing the main floor is a 2pc bath plus a large mudroom leading to the backyard. Floating stairs with gorgeous glass railings lead you to the second floor, with spacious master bedroom and luxurious 5pc ensuite bathroom consisting of "his and hers" sinks, a separate shower plus a deep soaker tub and heated floors., as well as an additional bedroom and a convenient laundry room. The top floor's bonus room is a versatile space that could be used as a media room, office, or additional living area, with its wonderful vaulted ceiling. The basement, with its family room, bonus area, bedroom, and bathroom, provides even more living space and flexibility. Outside, the professionally landscaped yard, deck, and double detached garage add to the home's appeal. Additional features such as LEED Gold standard certification, central A/C, three zone heating and a built-in vacuum system add to the home's comfort and convenience. Overall, this home offers a perfect blend of luxury, functionality, and style, making it a must-see for anyone in the market for a new home. This home is located in Currie Barracks, with its vast choice of schools in the area, along with parks and playgrounds, shopping and cafes and restaurants. This has it all, book your showing today!!**

Inclusions: **none**
 Property Listed By: **eXp Realty**

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













