

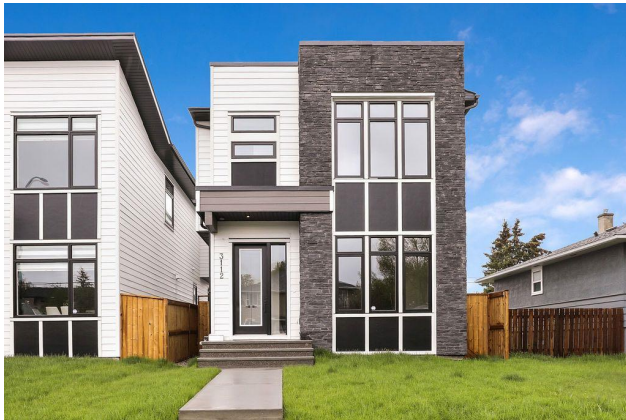


THE
A-TEAM

**RE/MAX
FIRST**

3112 14 Avenue, Calgary T3C 0X1

MLS®#: **A2134258** Area: **Shaganappi** Listing Date: **05/23/24** List Price: **\$1,120,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,062 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,069**
 Low Sqft:
 Ttl Sqft: **2,069**

DOM
33
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Wood Frame**
 Heating: **Fireplace(s),Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Instant Hot Water,Microwave,Range Hood,Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **Bar,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Sump Pump(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`10" x 15`4"	Dining Room	Main	11`1" x 15`0"
Mud Room	Main	8`7" x 16`5"	Bedroom - Primary	Upper	13`0" x 14`4"
Bedroom	Upper	12`0" x 12`0"	Bedroom	Upper	10`0" x 11`10"
Bedroom	Basement	9`8" x 12`5"	Bedroom	Basement	8`9" x 10`5"
2pc Bathroom	Main		5pc Ensuite bath	Upper	
4pc Bathroom	Upper		4pc Bathroom	Basement	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RC-2

2310261

Remarks

Pub Rmks:

Welcome to 3112 14 Ave SW, a stunning brand-new custom-built house situated in the desirable community of Shaganappi. This home is nestled on a spacious lot with a 29 ft width, which is wider than the common 25 ft lots. As a result, the house offers more width than similar properties, providing wider stairs, a generously sized foyer at the front and a convenient mudroom at the back. The total developed floor area of the house is nearly 3,000 sq. ft., featuring 5 bedrooms (3 on the upper level and 2 on the lower level) and 3.5 bathrooms. Exterior is made of Hardy board and stone. One unique feature of this house is the 10 ft ceiling on the main level and 9 ft ceilings on the upper and basement levels. The open layout design, coupled with large south-facing windows, fills the house with natural light. The heart of the home is the gourmet kitchen, beautifully modern and elegant, equipped with high-end stainless steel appliances. Another standout feature is the fireplace in the living room, creating a cozy ambiance for your family. Upstairs, you'll find 3 spacious bedrooms, one of which has an ensuite high-quality built bathroom, a super-sized walk-in closet with plenty of storage space, and a convenient laundry room. The finished basement offers two more bedrooms, a recreation room with a fireplace, and a wet bar. The basement has a separate entrance on the side of the house, providing additional versatility. The main level and stairs to the upper floor and hallway feature high-quality hardwood flooring. There's also a good-sized 20'x20' double detached garage. But the benefits of this property extend beyond the house itself. Its location is ideal, as it is close to downtown Calgary, 17 Ave, Shaganappi Point golf course, Westbrook Mall, C-Train stations (Shaganappi and Westbrook), the Killarney Aquatic & Recreation Center, the Public Library, Shaganappi Off-leash Dog Park, excellent schools, access to major roads (Bow Trail and Crowchild), and a multitude of other amenities. The house is registered by Alberta Home Warranty program and is offering assuring warranty on everything. Don't miss opportunity.

Inclusions:
Property Listed By:

NA
CIR Realty

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







