



THE
A-TEAM

**RE/MAX
FIRST**

159 SCHILLER Crescent, Calgary T3L 1W9

MLS®#: **A2134363** Area: **Scenic Acres** Listing **05/22/24** List Price: **\$1,151,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$48k, 21-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **5,898 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,688**
 Low Sqft:
 Ttl Sqft: **2,688**

DOM

34
Layout
 Beds: **8 (5 3)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Garden,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Pine Shake**
 Heating: **Central,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Oven,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Chandelier,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7`4" x 6`0"	Bedroom	Main	11`0" x 10`5"
Breakfast Nook	Main	10`6" x 18`0"	Dining Room	Main	13`4" x 9`1"
Family Room	Main	15`2" x 15`3"	Foyer	Main	10`9" x 9`7"
Kitchen	Main	10`3" x 15`4"	Laundry	Main	7`3" x 10`1"
Living Room	Main	11`4" x 15`2"	4pc Bathroom	Upper	13`3" x 5`0"
5pc Ensuite bath	Upper	11`5" x 12`1"	Bedroom	Upper	13`3" x 10`6"
Bedroom	Upper	10`6" x 14`6"	Bedroom	Upper	13`2" x 10`0"

Bedroom - Primary
4pc Bathroom
Bedroom
Bedroom
Living Room

Upper
Basement
Basement
Basement
Basement

13`8" x 19`3"
8`0" x 5`0"
10`10" x 9`10"
10`10" x 9`7"
13`4" x 14`8"

Walk-In Closet
3pc Bathroom
Bedroom
Kitchen
Furnace/Utility Room

Upper
Basement
Basement
Basement
Basement

5`3" x 12`1"
7`1" x 4`5"
11`0" x 12`0"
13`10" x 14`8"
13`1" x 11`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9112206**

Zoning: **R-C1**

Remarks

Pub Rmks: Located in the vibrant city of Calgary, Alberta, this house offers an unparalleled blend of contemporary living and urban convenience. This meticulously designed property showcases a harmonious fusion of modern architecture and functional elegance, setting the stage for an exceptional residential experience. Nestled within a sought-after neighborhood, this property presents a prime opportunity for discerning homebuyers seeking luxury and comfort. Boasting a spacious floor plan, this residence features three bedrooms and two and a half bathrooms, providing ample space for both relaxation and entertainment. The interior is adorned with high-end finishes and meticulous attention to detail, creating an atmosphere of sophistication and refinement. The property's gourmet kitchen is a culinary enthusiast's dream, equipped with stainless steel appliances, sleek countertops, and ample storage space. From intimate family dinners to lavish gatherings, this culinary haven is perfectly suited for every occasion. Stepping outside, residents are greeted by an enchanting outdoor oasis, complete with meticulously manicured landscaping and a spacious patio area, ideal for alfresco dining or tranquil relaxation. Beyond its exquisite interior and captivating outdoor spaces, it offers the convenience of a prime location. Situated within close proximity to an array of amenities, including shopping centers, dining establishments, parks, and recreational facilities, residents can enjoy easy access to everything the city has to offer. this house presents a rare opportunity to experience luxury living at its finest in one of Calgary's most coveted neighbourhoods. Whether you're seeking a sanctuary to call home or an investment opportunity, this property exemplifies unparalleled quality, sophistication, and convenience.

Inclusions: N/A
Property Listed By: RE/MAX iRealty Innovations

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











