



THE
A-TEAM

**RE/MAX
FIRST**

7211 KANANASKIS Drive, Calgary T2v2n3

MLS@#: **A2134381** Area: **Kelvin Grove** Listing Date: **05/23/24** List Price: **\$1,949,900**
 Status: **Active** County: **Calgary** Change: **-\$50k, 13-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1963**
Lot Information
 Lot Sz Ar: **6,996 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **3,090**
 Low Sqft:
 Ttl Sqft: **3,090**

DOM

33
Layout
 Beds: **4 (4)**
 Baths: **4.5 (4 1)**
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Level**
 Park Feat: **Double Garage Attached,Front Drive,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Private Yard**

Construction: **Cement Fiber Board**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Freezer,Garage Control(s),Induction Cooktop,Microwave,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Beamed Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	15`5" x 12`2"
Foyer	Main	8`9" x 10`7"
Living Room	Main	13`8" x 19`2"
2pc Bathroom	Main	
Bedroom	Second	14`8" x 9`8"
Den	Second	11`10" x 9`6"

Room	Level	Dimensions
Family Room	Main	14`11" x 27`10"
Kitchen With Eating Area	Main	16`7" x 15`0"
Mud Room	Main	5`11" x 8`4"
Bedroom	Second	10`10" x 9`0"
Bedroom	Second	11`9" x 13`10"
Bedroom - Primary	Second	25`0" x 19`3"

Walk-In Closet	Second	8`4" x 11`10"	3pc Ensuite bath	Second	7`7" x 8`10"
4pc Bathroom	Second	9`6" x 8`9"	3pc Ensuite bath	Second	9`1" x 11`10"
Game Room	Lower	24`10" x 15`3"	Exercise Room	Lower	17`8" x 14`3"
Hobby Room	Lower	12`9" x 10`7"	Family Room	Lower	25`0" x 14`8"
3pc Bathroom	Lower	7`0" x 9`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
Legal Desc: **1901JK**

Remarks

Pub Rmks: **Nestled along the serene streets of Kananaskis Drive in Kelvin Grove, this expansive 2-storey home as a testament to refined family living. With its close-knit community and abundance of nearby amenities, Kelvin Grove offers an unparalleled quality of life. Step into this captivating abode and instantly feel the allure of its exceptional appeal. The grand foyer, adorned with built-in bench seating, sets the stage for the warm and modern ambiance that flows throughout. Designed with entertaining in mind, the open-concept layout seamlessly connects formal living and dining spaces, offering the perfect setting for both intimate family gatherings and hosting guests. At the heart of the home lies the stunning kitchen, boasting white and grey custom cabinets, granite countertops, and top-of-the-line stainless steel appliances, including an induction cooktop, wall oven, dishwasher, and KitchenAid fridge. Flowing effortlessly into the family room, this space is enhanced with huge windows, tall, coffered ceilings, and a built-in entertainment center, offering a seamless transition to the landscaped backyard oasis through French doors. Outside, a kayu batu deck, pergola-covered sitting area, and lush, professionally landscaped yard create the perfect retreat for relaxation and entertaining, adding a touch of tranquility to every moment. As you explore further, a gas fireplace graces the spacious living room, while the formal dining room dazzles with attractive ceiling detail. Upstairs, the master suite awaits, offering a spacious retreat with a large, vaulted sitting area, an ensuite with heated tile floors, plentiful cabinetry, and a custom walk-in closet. An additional primary suite on the upper level includes a walk-in ensuite and closet with heated tile floors overlooking the beautiful backyard. Two additional bedrooms, a 4-piece bath, and a den complete the upper level, providing abundant space for the entire family. Convenience meets functionality with the strategically located mudroom, complete with laundry facilities and generous storage. The developed basement offers additional living space, a wet bar, office, gym, and more generous storage, ensuring every need is met with ease. Other notable features include an extended double car garage, exposed aggregate driveway & sidewalk Control 4 system, security system, water softener, and maintenance-free exterior. The location is truly extraordinary, with schools, Kingsland Plaza & Chinook Mall just a short walk away. Adjacent to major transportation arteries and with Rockyview Hospital nearby, peace of mind is assured. Heritage Park's historical charm beckons nearby, while the 16 km paved pathway around Glenmore Reservoir invites outdoor enthusiasts, seamlessly integrating into Calgary's extensive biking and walking network. This home offers more than just living space; it's a gateway to a thriving community and endless adventures. Experience the epitome of luxury living in this exquisite home.**

Inclusions: **Patio lights, Exterior speakers**
Property Listed By: **MaxWell Capital Realty**

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









