

5263 BANNERMAN Drive, Calgary T2L 1W1

MLS®#: **A2134436** Area: **Brentwood** Listing **06/08/24** List Price: **\$1,845,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$155k, 21-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1965**
Lot Information
 Lot Sz Ar: **7,437 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,708**
 Low Sqft:
 Ttl Sqft: **3,708**

DOM

20
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 and Half Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Rectangular Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Heated Garage,Oversized**

Utilities and Features

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

Construction: **Other,Stone,Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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2pc Bathroom	Main	5`0" x 4`3"	Breakfast Nook	Main	11`4" x 7`10"
Dining Room	Main	12`10" x 12`6"	Family Room	Main	21`1" x 16`3"
Kitchen	Main	19`1" x 13`5"	Living Room	Main	21`11" x 20`4"
Mud Room	Main	11`1" x 6`6"	5pc Bathroom	Second	13`0" x 11`7"
5pc Ensuite bath	Second	14`7" x 14`5"	Bedroom	Second	18`8" x 11`11"
Bedroom	Second	13`0" x 12`3"	Den	Second	6`4" x 4`2"
Laundry	Second	9`1" x 5`10"	Loft	Second	15`5" x 10`10"
Bedroom - Primary	Second	17`10" x 15`11"	Loft	Third	29`7" x 17`6"
3pc Bathroom	Basement	8`3" x 7`5"	Bedroom	Basement	14`6" x 12`3"
Den	Basement	16`4" x 13`6"	Game Room	Basement	22`11" x 15`2"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **3306JK**

Zoning: **R-C1**

Remarks

Pub Rmks: **Beautiful, contemporary family home on the highly sought-after Bannerman Drive, extensively renovated in 2020, and on an impressive 7430+ sq ft lot. This 4 Bedroom, 3.5 Bathroom house boasts over 4900 Sq ft of living space & is an entertainers dream. Fabulous "curb appeal" that warmly welcomes you with it's stucco/wood & stone exterior and lg front porch & gardens. As you step inside, be wowed by the stunning gas fireplace that stretches up to the high cathedral ceilings in the great room. This home is flooded with radiant natural light from its abundance of lg windows throughout. The open-plan concept design with classic connectivity is perfect for today's family living. Sophisticated modern design & colors with gorgeous wood floors, and Hunter Douglas window treatments throughout. The spacious dining area & built-in Servedy, connect seamlessly to the back of the home, to reveal a second charming Stone Gas FP w/ built in shelves, & sound system in the Family Rm & Air Conditioned. Chef inspired kitchen features a Lg quartz island with plenty of counter space and high-end stainless appliances including a Gas stove, Chimney style hood fan, and lots of storage, including a spacious pantry & coffee station. Meticulously designed to have the whole family effortlessly join in prep time & coming together for meals. Great sight lines to the backyard from the kitchen, family room & breakfast nook to watch your kids play out back. French glass doors open to a private, covered deck with large BBQ area & space to eat "al fresco". 2 pc powder room & fabulous mudroom complete the main level. Upstairs, unwind in your private oasis in the huge primary suite which features vaulted ceilings, extra windows & 2 walk-in closets. A 5 pc Ensuite (w/3shower heads), heated floors including a lg soaker tub, large open walk-in shower, his/her sinks, & water closet. You'll never want to leave! 2 Lg bright bdrms, w/walk-in closets, and one with a special 'secret hideout/play space" under the stairs. You will also find a large open area flex space, suitable for home office/study space/reading corner, and a 4pc main bath. The third level loft will enchant all, and can be a home office, or a magical playroom for the kids, the sky's the limit! The basement boasts a family area, games section, workout station, the 4th large bedroom, 3pc bathroom, and 3 large storage rooms & crawl space. Lots of storage! Large heated double garage w/overhead loft. Beautiful professionally landscaped sunny backyard with plenty of outdoor space for family actives & entertaining. This prime location is walking distance to some great schools for all ages, Transit, & "Nose Hill" (natural environmental park, for bikers, hikers & runners & off lease), plus a park "around the corner". Just a short drive to U of C, SAIT, Foothills & Children's Hospitals. Northland & Market Malls & LRT are close by & w/easy access to DT. Pride of ownership is Evident. Truly an exceptional home. A rare find!**

Inclusions: **AC x 2**
 Property Listed By: **RE/MAX Complete Realty**

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









