



THE
A-TEAM

**RE/MAX
FIRST**

433 28 Avenue, Calgary T2M2K7

MLS®#: **A2135459**

Area: **Mount Pleasant**

Listing Date: **05/26/24**

List Price: **\$1,299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **0**
Lot Information
Lot Sz Ar: **2,996 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,665**
Low Sqft:
Ttl Sqft: **2,665**

DOM

35
Layout
Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **3 Storey**

Access:

Lot Feat: **Back Yard,Front Yard**
Park Feat: **Double Garage Detached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Composite Siding,Stone,Stucco,Wood Frame**
Flooring: **Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`8" x 16`0"	Mud Room	Main	5`4" x 5`2"
Kitchen	Main	19`10" x 9`0"	2pc Bathroom	Main	6`0" x 5`5"
Entrance	Main	6`2" x 6`6"	Dining Room	Main	14`1" x 10`3"
Bedroom	Second	13`2" x 8`10"	Bedroom	Second	15`5" x 10`8"
5pc Ensuite bath	Second	19`4" x 5`0"	Laundry	Second	5`2" x 6`11"
4pc Bathroom	Second	9`0" x 5`1"	Bonus Room	Second	14`1" x 16`0"
5pc Ensuite bath	Third	13`6" x 10`4"	Bedroom - Primary	Third	16`0" x 11`10"
Loft	Third	14`3" x 16`0"	Game Room	Basement	16`0" x 15`0"
Other	Basement	8`0" x 7`3"	4pc Bathroom	Basement	8`1" x 6`11"
Bedroom	Basement	12`10" x 10`4"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-C2**
 Legal Desc: **2617AG**

Remarks

Pub Rmks: **Welcome to this astonishing THREE-STOREY detached infill property, situated in the tranquil community of Mount Pleasant, and is only a few blocks away from Confederation Park. Meticulously designed by Marygold Homes, this home offers a capacious, open floor plan, with over 3300 square-feet of living space, 4 bedrooms, and 4.5 bathrooms, and TWO BALCONIES, making it a flawless fit for families looking for a pleasant everyday living space. The main level features the dining room, situated at the front of the home, which brings in an ample amount of natural light, and central kitchen, which features elegant finishes, including full-height shaker cabinetry, a tile backsplash, as well as a custom-built hood fan canopy; the oversized island hosts a dual basin undermount sink and has bar-style seating. The living room comes complete with an inset gas fireplace surrounded with a custom built-in mantle. The mudroom features a built-in closet and bench, which is ideal for optimal organization, and also provides direct access to the fully fenced backyard. The second level comes complete with a bright bonus room, a secondary bedroom with a built-in closet and adjacent 4-pc bathroom, as well as an exquisite junior suite, which features a spacious custom-built walk-in closet and a 5-pc ensuite, with a dual-sink vanity, tiled shower, drop-in corner tub, and separate toilet access. The third storey is exclusive to the master suite, which comes complete with a vaulted ceiling, large windows, and an astonishing 5-pc ensuite which also features a dual sink vanity, a glass steam shower, a large soaker tub, separate toilet access, as well as capacious walk-in-closet. Adjacent to this space is a door which provides direct access from the ensuite to the south-facing balcony. The large loft/sitting area right outside of the primary suite features an ample amount of natural light, and leads directly to the front, north-facing balcony. The fully finished basement comes complete with a fourth bedroom, 4-pc bathroom, and large rec room with a wet bar. **GST rebate, if any, goes to the seller.****

Inclusions: **N/A**
 Property Listed By: **Quest Realty**

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