



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1512 21A Street, Calgary T2N 2M6**

MLS®#: **A2138236**

Area: **Hounsfield  
Heights/Briar Hill**

Listing **06/06/24**  
Date:

List Price: **\$2,179,900**

Status: **Active**

County: **Calgary**

Change: **-\$70k, 12-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**

Finished Floor Area

Abv Sqft: **3,275**

Low Sqft:

Ttl Sqft: **3,275**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape:

DOM

**114**

Layout

Beds: **5 (3 2 )**

Baths: **5.0 (5 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **4**

Access:

Lot Feat:

**Back Lane,Back Yard,Front Yard,Lawn,Interior Lot,Landscaped,Street Lighting,Underground  
Sprinklers,Private,Rectangular Lot**

Park Feat:

**Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Oversized,Rear  
Drive,See Remarks**

Utilities and Features

Roof: **Flat Torch Membrane**  
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Courtyard,Private  
Entrance,Private Yard**

Construction:  
**Manufactured Floor Joist,Stone,Stucco,Wood  
Frame,Wood Siding**

Flooring:  
**Hardwood,Tile**

Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Double Oven,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window  
Coverings,Wine Refrigerator**

Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open  
Floorplan,Pantry,Skylight(s),Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>8`8" x 8`0"</b>	<b>Den</b>	<b>Main</b>	<b>14`10" x 11`3"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>11`9" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`10" x 12`5"</b>
<b>Family Room</b>	<b>Main</b>	<b>18`0" x 16`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`1" x 7`8"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`3" x 5`10"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>11`0" x 10`3"</b>

<b>Bedroom - Primary</b>	<b>Second</b>	<b>17`7" x 14`10"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>11`7" x 7`3"</b>
<b>6pc Ensuite bath</b>	<b>Second</b>	<b>17`8" x 12`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>15`6" x 14`10"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`7" x 4`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>17`11" x 13`10"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`9" x 5`11"</b>	<b>Laundry</b>	<b>Second</b>	<b>8`8" x 7`10"</b>
<b>Media Room</b>	<b>Basement</b>	<b>23`4" x 15`9"</b>	<b>Game Room</b>	<b>Basement</b>	<b>16`5" x 11`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`0" x 11`10"</b>	<b>Walk-In Closet</b>	<b>Basement</b>	<b>7`8" x 4`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`0" x 11`10"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>15`11" x 7`2"</b>
<b>Mud Room</b>	<b>Basement</b>	<b>6`9" x 5`4"</b>	<b>5pc Bathroom</b>	<b>Basement</b>	<b>12`2" x 10`0"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **3091GL**

Zoning: **R-C1**

Remarks

Pub Rmks: **Nestled in a highly sought-after neighbourhood, this contemporary home exemplifies refined living with impeccable attention to detail. The remarkable curb appeal features lush trees, beautiful landscaping, concrete planters, and a private front courtyard. When you step inside, you are greeted by a grand, formal, tiled entrance leading to the elegant dining room and den, with bespoke doors and built-ins. The main floor bathroom, equipped with a custom shower, allows the den's potential conversion into a main floor bedroom. The great room is impressive, boasting a custom-designed chef's dream kitchen with a Thermador package, a stainless steel 4-foot refrigerator, two wall ovens, a 5-burner gas cooktop, and a hood fan. The custom-built kitchen table can be included. The family room features an extra-long gas fireplace and built-ins, with patio doors leading to a massive deck and a staircase descending to the fully landscaped yard, complete with an RV pad. The detached garage, with 13.5-foot ceilings and two car lifts, can accommodate four cars and is fully finished with paint and heating. An open riser staircase, illuminated by a 4'x4' skylight, leads to the upper floor, which houses three bedrooms, a laundry room with sink and storage, and a bonus room. The primary bedroom showcases designer wood accented walls, a custom walk-in closet with a 4'x4' skylight, and an elegant ensuite with a soaker tub, double sinks, and a steam shower. Each of the children's bedrooms includes a private 4-piece ensuite. The home is carpet-free, featuring only hardwood and custom tile work throughout. The fully developed lower level, with a walk-up to grade, is filled with natural light from numerous windows and includes a covered patio off the recreation area. This level also features two spacious bedrooms and a full bathroom with a second steam shower. The intermingling of detailed and thoughtful design with modern living encompasses this impressive home moments from parks and playgrounds, popular neighbourhood eateries, the LRT, North Hill Centre, SAIT, Foothills Medical Centre and The Alberta Children's Hospital.**

Inclusions: **-**  
 Property Listed By: **RE/MAX Real Estate (Central)**

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