

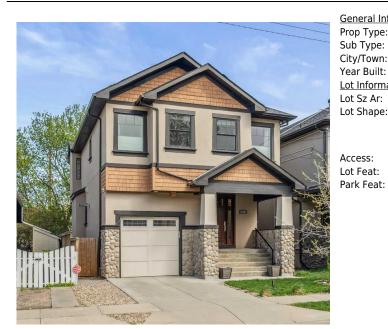
724 14A Street, Calgary T2G 4K8

Utilities:

06/13/24 MLS®#: A2140330 Area: Inglewood Listing List Price: **\$1,199,000**

Status: **Active** Calgary Association: Fort McMurray County: Change: None

Date:



General Information

Prop Type: Residential Sub Type: Detached City/Town:

Calgary Finished Floor Area Beds: 4 (3 1) Year Built: 2007 Abv Saft: Baths: 3.5 (3 1) 1,893 Low Sqft: **Lot Information** Style: 2 Storey

Lot Sz Ar: 2,906 sqft Ttl Sqft: 1,893

Ttl Park: 1 1 Garage Sz:

DOM

<u>Layout</u>

<u>Parking</u>

15

Lot Feat: City Lot, Creek/River/Stream/Pond, Lawn, Low Maintenance Landscape, Landscaped, Views

Park Feat: Garage Door Opener, Garage Faces Front, Oversized, Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle** Construction: Heating: Fireplace(s), Forced Air, Natural Gas Stone, Stucco Sewer: Flooring:

Ext Feat: Carpet, Vinyl Awning(s), Lighting, Private Yard Water Source:

Fnd/Bsmt: **Poured Concrete**

Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Window Coverings Kitchen Appl:

Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) Int Feat:

Room Information

Level Level **Room** Dimensions Room **Dimensions**

Living Room Dining Room Mud Room Loft Walk-In Closet	Main Main Main Upper Upper	15`6" x 13`0" 11`0" x 10`5" 9`0" x 4`1" 10`10" x 8`10" 8`4" x 7`9"	Kitchen Foyer 2pc Bathroom Bedroom - Primary 5pc Ensuite bath	Main Main Main Upper Upper	12`3" x 8`5" 9`10" x 6`10" 4`11" x 4`10" 16`2" x 11`7" 13`10" x 13`6"
Bedroom Laundry	Upper Upper	11`11" x 11`6" 5`11" x 5`4"	Bedroom 4pc Bathroom	Upper Upper	11`10" x 11`6" 8`9" x 8`2"
Family Room	Basement	19`11" x 12`2"	Bedroom	Basement	11`6" x 9`10"
Walk-In Closet Furnace/Utility Room	Basement Basement	6`1" x 4`5" 9`4" x 8`1"	4pc Bathroom	Basement	9`9" x 5`6"
Legal/Tax/Financial					
Title: Fee Simple Legal Desc:	32240	Zoning: R-C2			
Legal Desc.	32240		Remarks		
Pub Rmks:	Experience inner city living in this executive custom built two storey home in the sought after community of Inglewood. Located steps to the river and within walking distance to multiple amenities, transportation, walking paths, restaurants and more. With 4 bedrooms and 4 bathrooms, this home is perfect for the active family. Walking into the home, you are met with a bright and open floor plan that opens up to an open concept living, dining and kitchen area. The gourmet kitchen is a chef's dream with top of the line, stainless steel appliances, a large kitchen island with a breakfast eating bar, and designer tile backsplash. The kitchen is open to a great room and dining area, making for the perfect place to entertain. Doors off of the living area lead to a two tiered wood deck with ample seating space. The main floor is complete with a powder room and an oversized single attached garage with epoxy flooring. The staircase leads you upstairs where you'll find two oversized bedrooms and a 4 piece main bathroom. The primary retreat is your own oasis with vaulted ceilings, a corner gas fireplace, and a luxurious 5 piece ensuite. The spa-like ensuite comes equipped with heated tile flooring, skylights, a soaker tub, and a two person shower. The large walk-in closet is just off of the bathroom for added storage. The walk-in closet leads straight to the laundry room for added convenience. The upper level is complete with an open office area with built-ins. The fully finished basement boasts a large living area, a fourth bedroom, and a 4 piece main bathroom, making it the perfect place for hosting guests. Located in the heart of one of Calgary's most desirable communities, you are minutes to downtown, walking paths to the river, and walking distance to multiple amenities. This home is a perfect blend between luxurious and convenient living. Exceptional value! Refrigerator, Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, All Window Coverings, Garage Door opener with control(s), AC Unit, Central Vacuum System				
Property Listed By:	plus attachments, Al Greater Property Gro	l TV mounts, Water Softener, IQ Air oup	Purifier Unit		·

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