



THE
A-TEAM

**RE/MAX
FIRST**

5731 DALHOUSIE Drive, Calgary T3A 1T2

MLS®#: **A2140625**

Area: **Dalhousie**

Listing Date: **06/20/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**
Lot Information
Lot Sz Ar: **6,318 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,118**
Low Sqft:
Ttl Sqft: **1,118**

DOM

10
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Garden,Street Lighting,Rectangular Lot,Treed**
Park Feat: **Double Garage Detached,Driveway,Off Street,RV Access/Parking**

Utilities and Features

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

Construction: **Stucco,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s)**
Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Storage,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`6" x 11`7"
Dining Room	Main	9`9" x 8`10"
3pc Ensuite bath	Upper	6`11" x 6`0"
Bedroom	Upper	10`1" x 8`6"
Family Room	Basement	19`9" x 13`10"
Bedroom	Basement	10`0" x 9`10"
Furnace/Utility Room	Basement	22`1" x 13`1"

Room	Level	Dimensions
Kitchen	Main	13`9" x 12`2"
Bedroom - Primary	Upper	13`3" x 12`5"
Bedroom	Upper	10`2" x 8`10"
4pc Bathroom	Upper	8`5" x 4`11"
Bedroom	Basement	17`0" x 10`11"
3pc Bathroom	Basement	8`9" x 4`11"

Title: **Fee Simple**
Zoning: **R-C1**
Legal Desc: **1779LK**

Remarks

Pub Rmks: **Featuring over 2,000 sqft of total living space with 5 bedrooms, 3 baths, and a double detached garage, this fully detached 4 level split home offers unparalleled luxury and privacy. Completely renovated inside and out, this amazing residence harmoniously blends functionality with impeccable style. Showcasing designer elements, stunning finishes and brand-new lighting, windows, paint, appliances and landscaping - every aspect of this property has been thoughtfully considered and executed! Step inside and discover the main floor open plan entertaining areas, featuring sleek wide plank flooring throughout, a contemporary fireplace and custom-built shelving in the living room plus an oversized front window overlooking the garden. An impressive Chef's kitchen awaits, allowing you to entertain with ease whilst impressing your guests with your culinary skills. Featuring an island with seating for 3, the kitchen has a ton of cabinet and counter space, artistic geometrical backsplash, which compliments the crisp white counters and new paint throughout, plus chic new lighting including stylish pendants in the dining room and over the kitchen island, as well as recessed lighting. The upper floor contains the large primary suite, complete with walk-in-closet and 3-piece ensuite with a walk-in shower. 2 additional bedrooms plus a 4-piece main bathroom with soaker tub complete the upper level. A finished basement provides you with that extra entertaining space. The huge family room has a 2nd fireplace and wet bar, 2 more large bedrooms, 3-piece bathroom, and large utility room. The private backyard features mature trees and plenty of space for the kids to play. Great curb appeal with new exterior paint, new landscaping including custom planter boxes and mature trees. With a side driveway leading to your double detached garage, there is ample parking for your RV or boat. Located in the sought-after community of Dalhousie, every amenity is at your doorstep - LRT station, schools, grocery stores, shopping at Northland Mall, Crowfoot YMCA and so much more! This residence offers an unparalleled blend of elegance, comfort, and convenience. View today, as a home of this quality will not last long!**

Inclusions: **none**
Property Listed By: **Town Residential**

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











