



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**17200 CENTRE Street, Calgary T3P 0S4**

MLS® #: **A2140948**

Area: **NONE**

Listing Date: **06/13/24**

List Price: **\$1,450,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1981**  
Lot Information  
Lot Sz Ar: **87,120 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,116**  
Low Sqft:  
Ttl Sqft: **3,116**

DOM

**191**  
Layout  
Beds: **6 (6)**  
Baths: **3.0 (3 0)**  
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **10**  
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Back Yard, Fruit Trees/Shrub(s), Few Trees, Lawn, Garden, Landscaped, Level, Square Shaped Lot, Views Driveway, Garage Door Opener, Garage Faces Front, Gated, Guest, Insulated, Oversized, Parking Pad, Paved, RV Access/Parking, Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard, Boiler, Hot Water, Natural Gas**  
Sewer: **Septic Field**  
Ext Feat: **Courtyard, Fire Pit, Garden, Outdoor Grill, Private Entrance, Private Yard, Storage**

Construction: **Brick, Wood Frame**  
Flooring: **Carpet, Ceramic Tile**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings**  
Int Feat: **Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`4" x 15`8"	Kitchen	Main	19`7" x 7`10"
Breakfast Nook	Main	9`1" x 6`2"	Dining Room	Main	15`8" x 11`3"
Bonus Room	Upper	19`7" x 9`2"	Family Room	Main	15`3" x 14`2"
Laundry	Lower	11`10" x 4`7"	Furnace/Utility Room	Lower	19`0" x 15`1"

<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`0" x 15`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`4" x 9`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 8`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 8`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`0" x 11`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 11`1"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>		<b>4pc Bathroom</b>	<b>Upper</b>	
<b>3pc Bathroom</b>	<b>Main</b>		<b>Other</b>	<b>Upper</b>	<b>12`5" x 9`8"</b>
Legal/Tax/Financial					

Title: Zoning:  
**Fee Simple** **S-FUD**  
Legal Desc: **1011386**

Remarks

Pub Rmks: **2 ACRES INSIDE CITY LIMITS! This 3100sqft, solid built brick home includes 6 bedrooms and a triple garage! This property is currently perfect for large family wanting to live on an acreage without sacrificing any amenities the city provides but can also provide incredible holding or redevelopment potential (with City approval). This home is ideally located just 7 minutes to Cross Iron Mills Mall and Costco and under 25 minutes from downtown Calgary. A charming 100% brick exterior welcomes you home. An extra wide paved driveway provides a ton of parking for guests, RVs, and even space for basketball practice while your own vehicles stay out of the elements in the oversized garage. Over 3,110 sq. ft. inside this custom-built home is the perfect sanctuary for any family with tons of upgrades, including brand new \$19,000 boiler, a plethora of space, and a peaceful landscape. A quaint sunroom lets you enjoy the outdoors in almost any season. The front living room is a great space for entertaining or unwinding while the oversized window frames the lush greenery. Beautifully updated, the kitchen is the hub of the home featuring granite countertops, ash cupboards, recessed lighting, a massive breakfast bar island, an eating nook, and stainless steel appliances. Adjacently the dining room is a casually elegant entertaining space complete with crown molding and a terrific built-in hutch for extra storage. Put your feet up in front of the classic wood-burning fireplace in the enchanting living room with a charming chalet feel thanks to the cedar ceiling, ash paneling, and marble feature wall. Poured concrete subfloor covered in tiles ensures your feet stay warm when hanging out in this room. The foyer perfectly balances function and style with a multipurpose closet to store away the seasonal clutter and a convenient main floor bedroom and 3-piece bathroom. 5 additional spacious bedrooms are located on the upper level. French doors open to reveal the primary bedroom, this huge space will have you feeling spoiled daily boasting an expansive balcony for peaceful morning coffees soaking up those views, large his and her closets, and a private ensuite. Also on this level is a 4-piece family bathroom, bonus room, and an amazing jacuzzi room with a cedar ceiling prompting rejuvenating dips or long evening soaks with a good book and a glass of wine. This stunning property has several outdoor spaces to enjoy the views, soak up the sun, or host casual barbeques, there is even a unique barbeque shed with a wood-burning fireplace for summer parties without the worry of rain spoiling the fun. Simply put, this unrivaled property saddled by a picturesque landscape and breathtaking views is the perfect home for anyone looking for a little more space, holding potential, redevelopment potential, and privacy, but wanting to still be in the city!**

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

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











