



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4722 21A Street, Calgary T2T5T6**

MLS®#: **A2141686**      Area: **Garrison Woods**      Listing Date: **06/15/24**      List Price: **\$1,298,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2010**  
Lot Information  
 Lot Sz Ar: **3,627 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,338**  
 Low Sqft:  
 Ttl Sqft: **2,338**

DOM

**12**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.0 (3 2)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Level,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Double Vanity,Granite Counters,High Ceilings,Open Floorplan,Walk-In Closet(s)**

Utilities:

Room Information

| Room              | Level    | Dimensions     | Room        | Level    | Dimensions     |
|-------------------|----------|----------------|-------------|----------|----------------|
| Living Room       | Main     | 15`2" x 15`2"  | Mud Room    | Main     | 5`11" x 14`1"  |
| Dining Room       | Main     | 16`2" x 18`5"  | Office      | Main     | 11`0" x 9`5"   |
| Kitchen           | Main     | 11`7" x 15`8"  | Family Room | Basement | 17`0" x 14`11" |
| Game Room         | Basement | 13`11" x 15`9" | Bedroom     | Second   | 9`10" x 12`9"  |
| Bedroom           | Second   | 10`7" x 11`0"  | Bedroom     | Second   | 10`8" x 10`11" |
| Bedroom - Primary | Second   | 11`9" x 15`3"  | Bedroom     | Basement | 11`7" x 10`6"  |

|                             |                 |                     |                       |                 |                     |
|-----------------------------|-----------------|---------------------|-----------------------|-----------------|---------------------|
| <b>Bedroom</b>              | <b>Basement</b> | <b>8`4" x 11`5"</b> | <b>2pc Bathroom</b>   | <b>Main</b>     | <b>5`10" x 5`1"</b> |
| <b>1pc Bathroom</b>         | <b>Main</b>     | <b>2`6" x 3`0"</b>  | <b>5pc Bathroom</b>   | <b>Second</b>   | <b>5`8" x 7`11"</b> |
| <b>6pc Ensuite bath</b>     | <b>Second</b>   | <b>7`5" x 15`1"</b> | <b>4pc Bathroom</b>   | <b>Basement</b> | <b>4`11" x 9`1"</b> |
| <b>Laundry</b>              | <b>Second</b>   | <b>5`8" x 9`11"</b> | <b>Walk-In Closet</b> | <b>Second</b>   | <b>8`0" x 6`7"</b>  |
| <b>Walk-In Closet</b>       | <b>Second</b>   | <b>5`4" x 9`7"</b>  | <b>Storage</b>        | <b>Basement</b> | <b>4`1" x 8`0"</b>  |
| <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>4`9" x 10`0"</b> |                       |                 |                     |

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **1012276**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **WELCOME TO LUXURY LIVING IN THE HEART OF GARRISON WOODS! This STUNNING EXECUTIVE 6-BEDROOM, AIR CONDITIONED, 2-STOREY HOME with DOUBLE DETACHED GARAGE boasts over 3400 sq ft of DEVELOPED LIVING SPACE, ideal for those with a taste for elegance and comfort. As you step into the front entry, you are greeted by HIGH CEILINGS and an abundance of natural light that accentuates the BRIGHT AND SPACIOUS OPEN CONCEPT DESIGN. The GOURMET KITCHEN is a chef's dream, featuring UPGRADED STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, a BUILT-IN OVEN, MICROWAVE, and even a THERMADOR COFFEE MACHINE for your morning brew. The main floor offers a seamless flow with a SPACIOUS FRONT OFFICE, LARGE DINING ROOM, COZY LIVING ROOM complete with a fireplace, perfect for relaxing evenings. The space is elegantly finished with hardwood flooring and beautifully crafted CURVED STAIRCASES that add a touch of sophistication to the home. Upstairs, you'll find 4 bedrooms, 5 piece main bathroom, a convenient laundry room, and a spacious primary bedroom that includes HIS AND HERS WALK-IN CLOSETS, and a LUXURIOUS 6 PIECE ENSUITE with a STEAM SHOWER providing a comfortable private retreat within your own home. The FULLY DEVELOPED BASEMENT features a LARGE MEDIAROOM with built-in shelving, an EXERCISE/FLEX ROOM, 2 ADDITIONAL BEDROOMS, a full bathroom, and an OFFICE SPACE, offering endless possibilities for relaxation and productivity. Conveniently located with easy access to Crowchild and Glenmore Trail, as well as just a SHORTCOMMUTE TO DOWNTOWN, this home truly has it all. DON'T MISS OUT ON THE OPPORTUNITY to make this exquisite property your own and experience the epitome of luxury living!**

Inclusions:  
 Property Listed By: **Built-in Coffee Machine  
 CIR Realty**

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





















