



THE
A-TEAM

**RE/MAX
FIRST**

609 54 Avenue, Calgary T2V 0C9

MLS®#: **A2141929**

Area: **Windsor Park**

Listing Date: **06/19/24**

List Price: **\$1,289,000**

Status: **Active**

County: **Calgary**

Change: **-\$65k, 27-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar: **3,756 sqft**
Lot Shape:

Access:

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

DOM

11
Layout
Beds: **3 (3)**
Baths: **4.0 (3 2)**
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Flat**
Heating: **Forced Air**
Sewer:
Ext Feat: **Courtyard,Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
Int Feat: **Bar,Crown Molding,High Ceilings,No Animal Home,No Smoking Home,Quartz Counters,Soaking Tub,Steam Room,Sump Pump(s),Tankless Hot Water,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`11" x 8`11"
Living Room	Main	20`11" x 17`8"
Game Room	Lower	19`10" x 16`11"
Laundry	Second	8`11" x 5`9"
Storage	Lower	20`9" x 12`4"
Balcony	Third	8`11" x 5`8"

Room	Level	Dimensions
Dining Room	Main	14`6" x 8`11"
Loft	Third	17`5" x 15`11"
Wine Cellar	Lower	4`10" x 4`2"
Furnace/Utility Room	Lower	12`11" x 7`5"
Balcony	Second	7`2" x 4`3"
Bedroom - Primary	Second	17`9" x 12`10"

Bedroom
2pc Bathroom
3pc Bathroom
6pc Ensuite bath

Second
Third
Lower
Second

11`11" x 10`11"
5`5" x 4`11"
7`9" x 7`1"
15`11" x 7`10"

Bedroom
2pc Bathroom
4pc Bathroom

Second
Main
Second

11`11" x 11`3"
7`5" x 4`11"
8`11" x 7`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0913458

Zoning:
R-C2

Remarks

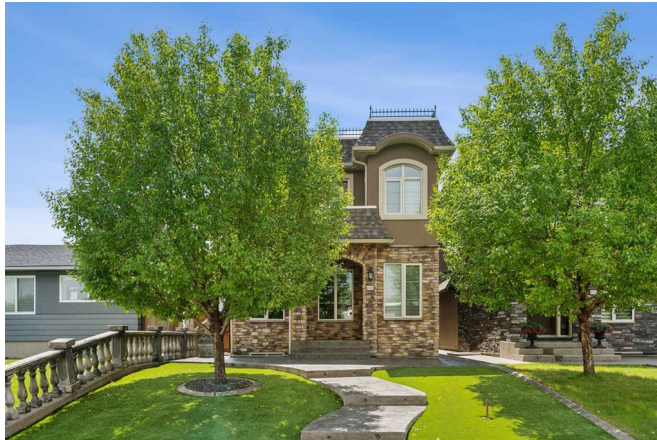
Pub Rmks:

Welcome to this 3 bedroom, 5 bathroom, custom built home in the sought-after community of Windsor Park. Enjoy the low maintenance turf front yard, stamped concrete back yard complete with 5 fireplaces throughout your 4 levels of exquisitely finished space. First time on the market, the open concept main level complete with gourmet kitchen, stainless Steele appliances, gas range, quartz countertops, kitchen fireplace, large island and a separate bar for entertaining. Upgraded warm hardwood throughout with a fireplace in the family room for those cozy nights. The main floor is complete with a large pantry, washroom and rear door to the privately fenced south facing backyard. Enjoy the lit staircase with upgraded hanging lights to the upper level where the primary bedroom is every owners dream. Private deck, walk in closet, bedroom fireplace, recessed accent lighting, 6 piece ensuite with heated tile floors, soaker tub and Steam room. The upper level is complete with 2 more large bedrooms, 4 piece bathroom, large laundry room, with sink and quartz counters. Continue up to the 3rd level bonus area and enjoy the roof side deck, with large wet bar, bathroom all complete with quartz counter tops. The fully finished basement has a tasteful wine cellar gorgeous red quartz countertop bar and full bathroom. The heated basement floors with large extra room are perfect for home entertaining or setting up a gym. Pull into your oversized double detached garage from an upgraded paved back lane. Now get ready to enjoy all of the amazing dining, shopping and recreational amenities while being perfectly located in Windsor Park.

Inclusions:
Property Listed By:

n/a
Grand Realty

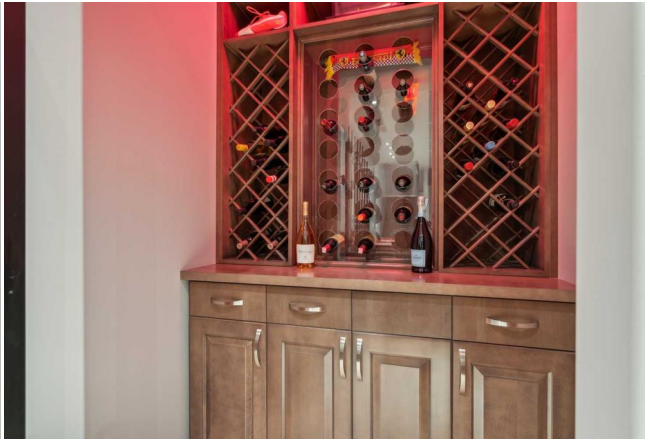
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

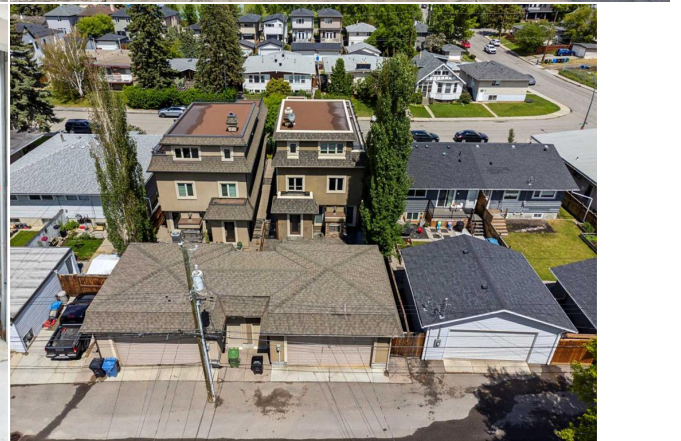




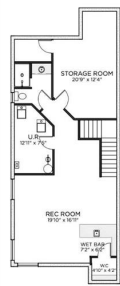








609 54 AVE SW, 06.18.2024
 Main 1,078.78 sq.ft/ 100.22 m²
 Upper 1,029.19 sq.ft/ 95.37m²
 THRD 471.09 sq.ft/ 43.76 m²
 Basement 911.67 sq.ft/ 84.69 m²
 RMS Area 2,641.06 sq.ft/ 245.35 m²
 Total 3,552.75 sq.ft/ 330.04 m²



BASEMENT



MAIN



UPPER



THRD