



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1127 RUSSET Road, Calgary T2E 5L4**

MLS®#: **A2142612**

Area: **Renfrew**

Listing Date: **06/21/24**

List Price: **\$1,028,800**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**2,428**

Year Built:

**2016**

Low Sqft:

Ttl Sqft:

**2,428**

Lot Information

Lot Sz Ar:

**4,165 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Pie Shaped Lot**

**Double Garage Detached,Insulated**

DOM

**11**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Utilities and Features

Roof:

**Asphalt Shingle,Mixed**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Balcony,BBQ gas line,Garden,Private Yard**

Construction:

**Stone,Stucco,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat:

**Bar,Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`8" x 6`6"	Living Room	Main	15`3" x 12`2"
Dining Room	Main	15`2" x 9`9"	Family Room	Main	14`4" x 10`4"
Kitchen	Main	19`10" x 10`8"	Pantry	Main	4`5" x 4`0"
Mud Room	Main	8`9" x 6`2"	2pc Bathroom	Main	5`10" x 5`4"
Bedroom - Primary	Second	19`6" x 12`7"	5pc Ensuite bath	Second	13`8" x 8`11"
Balcony	Second	21`4" x 3`8"	Walk-In Closet	Second	11`3" x 9`9"
Laundry	Second	9`9" x 5`10"	Bedroom	Second	14`0" x 10`4"
Bedroom	Second	12`3" x 9`4"	4pc Ensuite bath	Second	9`6" x 5`11"
Walk-In Closet	Second	5`11" x 5`1"	Hobby Room	Basement	19`10" x 17`7"
Dinette	Basement	8`9" x 5`4"	Kitchenette	Basement	9`2" x 9`2"
Bedroom	Basement	14`7" x 14`1"	Walk-In Closet	Basement	9`9" x 5`7"
Cold Room/Cellar	Basement	9`1" x 7`1"	4pc Bathroom	Basement	9`7" x 5`7"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1610526**

Zoning: **RC-2**

Remarks

Pub Rmks: **Viewing starts on Saturday, June 22nd. This is a rare found infill in the sought after community-Renfrew. It has a big yard which provides an opportunity to park an RV if you wish. Insulated double car garage. There is a vegetable garden at the side and a beautiful flower garden in the front. The house boasts 2428 square foot above grade space which provides room for a growing family. It is located in the city center only 2 minutes to highway 1 and 2 and a half hour walk to down town. It is close to schools of all levels. Direct bus to University of Calgary. The house offers four spacious bedrooms - three have walk-in closets. The main floor has a grand open floor plan. The huge kitchen has ceiling height wood cabinets and a giant island. All countertops are granite. Upstairs you will have a luxury master bedroom which boasts a huge balcony where you can appreciate the fire works show from down town. The giant walk-in closet has its own island. The other features of the house include big cool room, air-conditioner rough-in, downstairs laundry rough-in. Central vacuum, Garburator and in-floor heating in front of the wet-bar. Huge open recreation room for pool, ping pong, or kids to play. Come to have look to appreciate.**

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

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























