



THE
A-TEAM

**RE/MAX
FIRST**

4215 15A Street, Calgary T2T 4E1

MLS®#: **A2143524**

Area: **Altadore**

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

List Price: **\$2,675,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar: **6,200 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,476**
Low Sqft:
Ttl Sqft: **3,476**

DOM

16
Layout
Beds: **5 (4 1)**
Baths: **4.0 (3 2)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Garden,Landscaped,Many Trees,Underground Sprinklers,Paved**
Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Lighting,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Bookcases,Built-in Features,Central Vacuum,Double Vanity,French Door,High Ceilings,Kitchen Island,Pantry,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Wired for Sound,Wood Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	20`4" x 22`7"
Kitchen	Main	10`10" x 24`10"
Great Room	Main	17`6" x 13`5"
Laundry	Upper	8`1" x 6`3"
Game Room	Basement	19`11" x 20`2"
Furnace/Utility Room	Basement	12`2" x 10`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`11" x 15`0"
Breakfast Nook	Main	10`10" x 6`4"
Mud Room	Main	7`2" x 12`10"
Den	Upper	15`10" x 10`4"
Storage	Basement	7`8" x 18`7"
Bedroom - Primary	Upper	22`3" x 15`4"

Walk-In Closet	Upper	17`8" x 8`2"	Bedroom	Upper	13`5" x 10`6"
Bedroom	Upper	12`11" x 10`11"	Bedroom	Upper	12`5" x 15`0"
Bedroom	Basement	19`3" x 14`4"	2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
2pc Bathroom	Basement	0`0" x 0`0"	4pc Ensuite bath	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **1835AH**

Remarks

Pub Rmks: **BEAUTIFUL FAMILY HOME! *Open House - Sunday June 23rd 1pm to 4pm & Monday June 24th 4pm to 6pm.* This well-appointed five-bedroom custom-built home is perfect for raising a family. With 4,665sf of finished living space it is well suited to entertain family and friends with many cozy and open spaces to suit your mood inside and out. It is located on a quiet 50'X125' lot, on a non-through street with very minimal traffic, near many public & private schools covering all levels. The location provides easy access to parks, pathways, neighbourhood restaurants, and shopping. From the second you walk up to the welcoming front porch, through the hand-crafted wood door and into this open centre-hall plan you feel at home. A large formal dining room is perfect for hosting with paneled ceiling detail and a walk-through butler's pantry to the kitchen. To the left is a living room with a convenient gas fireplace which is perfect for morning coffee or a quiet few moments in a busy day. The entire back of the house is a large gourmet kitchen and family room that serves the needs of a hard-working family. The wood-burning fireplace warms the home on cool evenings. At the back an oversized mudroom and attached walk-in closet are essential for managing all the gear without it ever entering the living space. French doors lead to a beautiful large concrete patio with west exposure and well landscaped backyard. Oversized wood windows with custom coverings throughout bring in lots of natural light and retain the feel and privacy of a classic home. Upstairs the master suite is an oversized retreat complete with huge walk-in dressing room and ensuite with glass steam shower, deep soaker tub in its own window alcove, a pretty dressing table, and dual sinks. 3 additional bedrooms, family bathroom, laundry room and very quiet office with built-in cabinetry complete the 2nd floor. All bedrooms have wonderful light, large closets and high ceilings. The basement rec room is bright with high ceilings and in-floor heat and has space for hanging out and every game from pop-a-shot to foosball to ping pong all at once. A separate bedroom with ensuite bath is ideal for those wanting a bit of privacy. A craft (or ski waxing) room and ample storage finish it off. The garage is oversized at 22X26. Mechanical includes high efficiency furnace & hot water, air-conditioning, central vacuum, hydronic in-slab heat, and sprinkler system.**

Inclusions: **Second refrigerator**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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











