



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**66 HESTON Street, Calgary T2K 2C1**

MLS®#: **A2143828**

Area: **Highwood**

Listing Date: **06/22/24**

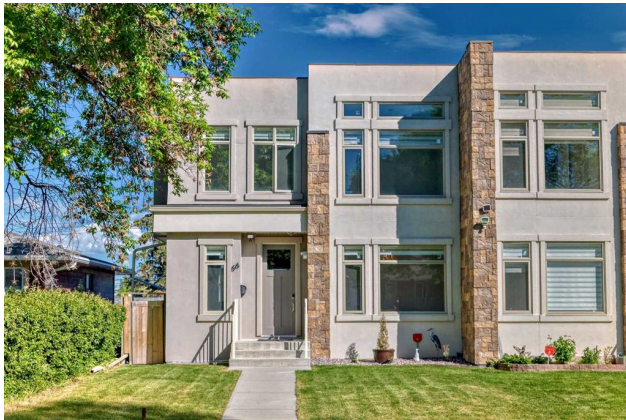
List Price: **\$859,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **2015**

Lot Information  
Lot Sz Ar: **3,003 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Landscaped,Private,Rectangular Lot**  
Park Feat: **Double Garage Detached**

DOM

**8**

Layout

Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey,Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Forced Air**  
Sewer:  
Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Steam Room**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`4" x 7`1"	2pc Bathroom	Main	5`2" x 5`2"
Living/Dining Room Combination	Main	11`6" x 8`9"	Kitchen	Main	12`2" x 15`0"
Dining Room	Main	12`4" x 12`5"	Living Room	Main	13`7" x 12`8"
Mud Room	Main	11`9" x 6`3"	Bedroom	Second	11`1" x 11`0"
4pc Bathroom	Second	9`5" x 4`11"	Bedroom	Second	10`8" x 12`0"
Laundry	Second	6`5" x 6`11"	Bedroom - Primary	Second	13`7" x 15`7"
Walk-In Closet	Second	5`8" x 13`2"	6pc Ensuite bath	Second	6`3" x 16`10"

Game Room  
Storage  
Wine Cellar

Basement  
Basement  
Basement

6`4" x 15`8"  
5`6" x 7`9"  
2`2" x 7`4"

3pc Bathroom  
Game Room

Basement  
Basement

7`11" x 4`11"  
17`11" x 19`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

1513265

Zoning:  
R-C2

Remarks

Pub Rmks:

**2 STORY HOUSE IN HIGHWOOD| SOUTH BACKYARD | DOUBLE DETACHED GARAGE | HIGH-END DESIGN | 4 TOTAL BEDROOMS | 3.5 BATHROOMS | FINISHED BASEMENT WITH A WET BAR | AMAZING DESIGN & INNER-CITY LOCATION | Luxurious home perfectly located with a south-facing yard in the desirable community of Highwood. Inside boasts over 2689 sq. ft of developed space that has been expertly designed with light wood accent to create a designer space that is truly gorgeous and functional for any busy family. This home offers an incredible opportunity to live in luxury and convenience. This home showcases superb curb appeal with gourmet kitchen, stainless steel appliances, granite counters, functional built-ins in living room and mud room, STEAM SHOWER , and so much more! This quiet location is conveniently close to all transit, Bus Stop traffic routes, schools, Parks, childcare, restaurants, downtown, shopping, golf courses and main travel arteries - including the airport! Book a private showing today as this property is now ready for a quick possession.**

Inclusions:  
Property Listed By:

**Steamer in the Steam shower  
Century 21 Bravo Realty**

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



