

1122 TALON Avenue, Calgary T2T 1G1

Utilities:

Upper Mount Royal MLS®#: A2143994 Area: Listing 06/24/24 List Price: **\$2,249,000**

Status: **Active** County: Calgary Change: None Association: Fort McMurray

Date:

Lot Sz Ar:

Lot Shape:

Access:

General Information

Residential Prop Type: Sub Type: Detached City/Town: Calgary Finished Floor Area

1995 Year Built: Abv Saft: 2,731 Lot Information Low Sqft:

> 6,910 sqft Ttl Saft: 2.731

> > **Parking**

DOM

180

Layout

5 (23)

3.0 (2 2)

4

Bungalow

Beds:

Baths:

Style:

Ttl Park:

2 Garage Sz:

Lot Feat: Back Lane, Corner Lot, Low Maintenance Landscape, Wedge Shaped Lot, Yard Lights, Treed Park Feat:

Double Garage Attached, Driveway, Garage Faces Rear

Utilities and Features

Roof: **Cedar Shake** Construction:

Heating: Floor Furnace, Forced Air, Natural Gas Brick, Stucco, Wood Frame

Sewer: Flooring:

Ext Feat: **Lighting, Private Entrance** Carpet, Hardwood, Marble, Tile

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Built-In Freezer, Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Microwave, See Remarks, Washer, Window

Coverings

Int Feat: Bar, Bathroom Rough-in, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High

Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Sump Pump(s), Vaulted

Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Room Information

<u>Room</u> Level Dimensions Room Level Dimensions Main 18`11" x 14`11" 16`0" x 8`4" **Living Room Entrance** Main **Dining Room** Main 17`0" x 14`11" 2pc Bathroom 4`5" x 4`7" Main **Entrance** Main 6`5" x 3`7" Kitchen Main 22`6" x 21`2" 16`4" x 10`7" Den Main **Bedroom** Main 15`11" x 9`11"

2pc Bathroom Bedroom - Primary Mud Room Foyer Media Room Bedroom Bedroom	Main Main Main Basement Basement Basement Basement	7`10" x 6`9" 15`11" x 18`11" 15`1" x 3`7" 14`2" x 8`8" 17`11" x 21`10" 13`10" x 10`7" 16`8" x 10`10"	Laundry 6pc Ensuite bath Family Room Game Room Furnace/Utility Room 4pc Bathroom Bedroom	Main Main Basement Basement Basement Basement Basement	7`9" x 5`1" 11`6" x 11`6" 17`9" x 17`8" 32`7" x 17`7" 10`0" x 8`6" 13`10" x 5`1" 13`9" x 10`5"
Mud Room	Basement	12`1" x 7`5"	Storage Legal/Tax/Financial	Basement	18`4" x 17`9"
			Legal, Tax, Titaliciai		
Title:		Zoning:			
Fee Simple Legal Desc:	7080AJ	R-C1			
Legal Desc.	7000AJ		Remarks		
Pub Rmks: Inclusions: Property Listed By:	A stunning bungalow 2700+ sq. ft. This elegant home is located in the heart of Upper Mount Royal facing quiet Talon Park. This well built home has great curb appeal, features a 14.5 foot ceiling with skylights, wood burning fireplace, high end appliances in a very impressive kitchen - really a cooks dream Kitchen! You enter the home to a notable Grand Foyer, flanked by a traditional living room and formal dining room both looking onto Talon park. Large living-family rooms on both main and lower floors. Five bedrooms, four bathrooms, TV/ gym room, games room; 9 foot ceilings with fireplace on lower adding to 5400 sq ft of total living space. Dual dressing rooms in large Master Bedroom, dual sinks with jacuzzi and heated floors in Master Bath. Window security shutter systems in Master Bedroom and Kitchen. Audio system throughout the house, sectional air conditioning and heating. Auto irrigation system, Enjoyable side patio with direct access to kitchen offers a private setting looking onto a beautiful neighborhood. Attached heated double garage with rear alley access and a huge storage room underneath. (Access through basement.) Very Low maintenance house. Don't miss the opportunity to call this beautiful bungalow your home! armoire in kitchen, billiard table, basement shelving Evolve Realty				

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