



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5507 BUCKBOARD Road, Calgary T3A 4R2**

MLS®#: **A2144202**

Area: **Dalhousie**

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

List Price: **\$2,199,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2020**

Lot Information

Lot Sz Ar: **5,530 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,580**  
Low Sqft:  
Ttl Sqft: **3,580**

DOM

**84**  
Layout  
Beds: **5 (5 )**  
Baths: **5.5 (5 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot,Sloped Down,Views**  
Park Feat: **Aggregate,Oversized,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,In Floor,In Floor Roughed-In,ENERGY STAR Qualified Equipment,Fireplace Insert,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Storage**

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

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,ENERGY STAR Qualified Appliances,Garage Control(s),Garburator,Gas Cooktop,Gas Water Heater,Humidifier,Microwave,Range Hood,Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`11" x 16`11"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>14`4" x 5`11"</b>
<b>Family Room</b>	<b>Main</b>	<b>17`8" x 15`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>29`4" x 15`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 9`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`8" x 13`11"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>16`5" x 14`10"</b>
<b>Other</b>	<b>Basement</b>	<b>11`11" x 10`2"</b>

<b>Laundry</b>	<b>Upper</b>	<b>13`6" x 9`2"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>13`10" x 8`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`8" x 9`11"</b>	<b>Storage</b>	<b>Basement</b>	<b>13`11" x 9`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`1" x 15`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>15`11" x 11`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 10`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>14`2" x 11`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>16`4" x 16`3"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 5`5"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`11" x 4`11"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>9`11" x 5`5"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>9`11" x 5`5"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`2" x 5`5"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>17`1" x 10`4"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1811419**

Zoning: **R-C1**

Remarks

Pub Rmks: **Prepare to be captivated by this exquisite home, nestled in the prestigious Dalhousie community. This stunning residence spans a total of 4,825.71 sq. ft. and boasts 5 bedrooms, 6 bathrooms (with heated tile on the upper level), and a front 3-car tandem garage. The entrance, accentuated by a coffered ceiling, sets the stage for the main floor, where 10' ceilings and 8' passage doors create an expansive, airy ambiance. The engineered hardwood flooring adds warmth and sophistication, while the family room features an eye-catching tiled fireplace. The open layout seamlessly connects the living and dining areas, perfect for entertaining. The kitchen is a chef's dream, featuring double mitered quartz countertops, a waterfall island, high-end built-in JennAir and Dacor stainless steel appliances, a 48-inch industrial rangetop, pot filler, motorized kitchen cabinets, and ample storage. A Butler's kitchen offers additional cooking space. The main floor also includes a well-designed powder room and a mudroom with floor-to-ceiling built-in storage. Ascend the stunning open riser staircase to the upper level, consisting of 9' ceilings and 8' doors. The upper level includes a bonus room ideal for relaxation and a modern laundry room equipped with Electrolux washer/dryer, sink, countertop for ironing, and floor drain. The primary suite boasts a massive, luxurious walk-in closet and a private 5-piece ensuite bathroom featuring a double vanity, 42" x 72" jetted tub, and towel warmer. Three spacious bedrooms, each with ensuite bathrooms and walk-in closets, provide ample accommodation for family and guests. The fully developed walk-out basement (with 9' ceilings) includes a recreation area complete with a wet bar and built-in speakers, a spacious bedroom, and a full bath with a tiled steam shower. A full-width (half covered) deck with glass railing, overlooks a 1/2 acre backyard that ensures privacy. The front oversized garage features epoxy flooring. Exposed aggregate driveway and low-maintenance landscaping. This home is equipped with cutting-edge features, including triple glazed windows for energy efficiency, an attractive stucco/stone exterior, and custom window coverings. Engineered hardwood flooring is found throughout the main and upper floors, while the basement features luxury vinyl plank flooring (with carpet in the bedroom and on stairs). Energy-efficient systems include 2 furnaces, 1 HRV, and 2 AC units. Additional rough-ins for in-floor heating in the basement and garage, as well as radon mitigation, ensure future-proof comfort. A security system and surround sound enhance safety and entertainment. Perfectly positioned within walking distance to Dalhousie Station Shopping Centre and the C-Train, and just minutes from Market Mall, the University of Calgary, and local schools and parks, this home offers the ultimate in convenience and luxury. Don't miss this rare opportunity to live in one of the city's most desirable communities - your dream home awaits!**

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

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