



THE
A-TEAM

**RE/MAX
FIRST**

1417 3 Street, Calgary T2M2X9

MLS® #: **A2144302**

Area: **Crescent Heights**

Listing Date: **06/27/24**

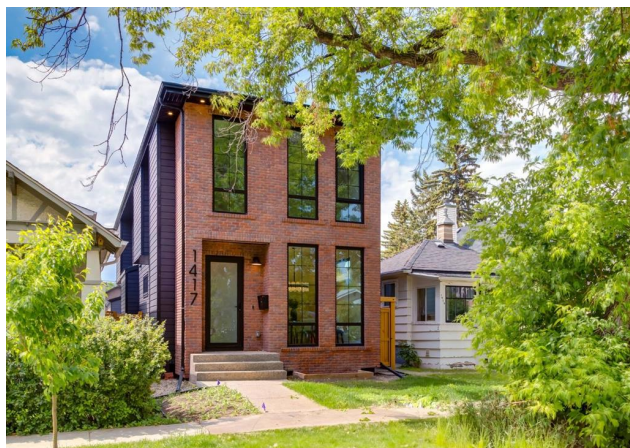
List Price: **\$1,585,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,415**
Low Sqft:
Ttl Sqft: **2,415**

DOM

6
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,552 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Lawn,Low Maintenance Landscape,Landscaped,Level,Paved,Private,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Brick,Composite Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Water Softener**
Int Feat: **Bathroom Rough-in,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Steam Room,Storage,Sump Pump(s),Vinyl Windows,Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`4" x 5`7"	Breakfast Nook	Main	6`10" x 14`11"
Dining Room	Main	17`1" x 14`2"	Dining Room	Main	6`7" x 10`2"
Foyer	Main	6`7" x 10`2"	Kitchen	Main	11`0" x 14`11"
Living Room	Main	16`0" x 15`4"	Mud Room	Main	9`5" x 6`2"
5pc Bathroom	Upper	10`8" x 5`4"	5pc Ensuite bath	Upper	10`10" x 12`3"

Bedroom
Bedroom - Primary
3pc Bathroom
Exercise Room

Upper
Upper
Lower
Lower

12`5" x 10`9"
13`0" x 18`0"
10`9" x 5`11"
15`2" x 10`0"

Bedroom
Walk-In Closet
Bedroom
Game Room

Upper
Upper
Lower
Lower

16`1" x 10`10"
6`7" x 18`0"
15`2" x 11`4"
15`2" x 19`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3946N

Zoning:
R-C2

Remarks

Pub Rmks:

Spectacular custom built residence situated on a rare 142 foot deep lot in the heart of NW Crescent Heights with 4 bedrooms, home gym, and versatile private dining room or home office. UNIQUE development by boutique developer, Vesta Ridge Custom Homes, this is the quality home you've been waiting for. Stunning architecture combined with Maxime Chin's impeccable interior design choices. This custom residence stands out from the crowd with distinctive custom cabinetry, curved staircase, bold tile choices, wallpaper, and gorgeous lighting selections. Many upgrades throughout including tilt and turn windows, hydronic floor heat (3 zones), hot water on demand, full bed brick masonry, hardie board, engineered hardwood flooring, curbless showers, ICF foundation, central AC, dual zone furnace, level 5 flat painted ceilings, solid core 8 foot doors, and so much more! Chef's kitchen with 66 inches of integrated refrigeration, quartz countertops, custom rift cut white oak cabinetry with curved shaker detailing, undercabinet lighting, and an amazing upholstered banquette! Tremendous storage space throughout including oversized mud room and full pantry. Retreat to the luxurious primary bedroom with built-in king bed seamlessly connected to an impressive walk-in closet, enjoy the ensuite boasting a deep soaker tub, terrazzo tile, heated floors & bench, separate water closet, and a steam shower. The lower level offers additional living space, comprising a spacious recreation room complete with a wet bar, a home gym, a fourth bedroom, and a guest bathroom. Fabulous WEST facing backyard with huge composite deck and private yard, fully landscaped and fenced with irrigation system. Completing this exceptional offering is a double car garage accessible via a PAVED lane. Walk to highly rated Rosedale School (K-9), Crescent Road, tennis courts, downtown, Bow River pathways, and Prince's Island Park! *Floor plans and a 3D tour are readily available, providing a glimpse into this dream home.*****

Inclusions:
Property Listed By:

King bed frame with nightstands
CIR Realty

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



