



THE
A-TEAM

**RE/MAX
FIRST**

55 MARQUIS MEADOWS Place, Calgary T3S 0A6

MLS® #: **A2144866**

Area: **NONE**

Listing Date: **07/08/24**

List Price: **\$1,649,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 26-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Finished Floor Area

Abv Sqft: **4,702**
Low Sqft:
Ttl Sqft: **4,702**

DOM

208

Layout

Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **211,178 sqft**
Lot Shape:

Parking

Ttl Park: **14**
Garage Sz: **7**

Access:

Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gentle Sloping

Lot Feat:

Park Feat:

220 Volt Wiring, Additional Parking, Double Garage Detached, Quad or More Attached, RV Access/Parking

Utilities and Features

Roof: **Concrete, Tile**
Heating: **In Floor, Forced Air, Natural Gas**
Sewer: **Septic System**
Ext Feat: **Balcony, Private Yard, Storage**

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

Kitchen Appl: **Dishwasher, Double Oven, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Trash Compactor, Washer, Window Coverings**
Int Feat: **Bar, Built-in Features, Chandelier, High Ceilings, Quartz Counters**
Utilities: **Electricity Connected, Natural Gas Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	21`5" x 16`2"	Other	Main	17`9" x 13`10"
Office	Main	16`7" x 16`4"	Living Room	Main	24`0" x 22`11"
Dining Room	Main	14`11" x 18`11"	Kitchen	Main	18`0" x 11`4"
Breakfast Nook	Main	16`9" x 11`4"	2pc Bathroom	Main	

5pc Ensuite bath
3pc Bathroom
Bedroom
Family Room
3pc Bathroom

Main
Second
Second
Basement
Basement

15`5" x 13`11"
42`8" x 41`0"

5pc Ensuite bath
Bedroom - Primary
Bedroom
Bedroom

Second
Second
Second
Basement

18`2" x 13`10"
16`4" x 9`7"
14`4" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9910231

Zoning:
DC

Remarks

Pub Rmks: **This stunning and expansive home is truly a masterpiece! Nestled on 4.84 acres, it's just a short 14-minute drive to all amenities. The house boasts two luxurious master bedrooms—one on the main level and one on the upper level—each with an ensuite bathroom and walk-in closet. Upstairs, you'll also find two additional spacious bedrooms and a shared bathroom. The fully finished basement features a bedroom, a full bathroom, and a large living area complete with a built-in bar. On the main level, enjoy a generous living room, an office, a formal dining room, and a gourmet kitchen with an adjoining dining area. A convenient half-bathroom completes this floor. Attached to the home is a 4+ car garage and a spice kitchen, perfect for cooking enthusiasts. On the west side of the property, there's an oversized double detached garage, a storage shed, and an illegal studio suite with its own attached garage—ideal for guests or additional rental potential. This home offers an unparalleled combination of luxury, space, and functionality!**

Inclusions: **In the main floor bedroom: 2 nightstands and wall wall-mounted TV in the attached sitting area, 2 TV wall mounts, a dining table and 14 chairs (in the area attached to the kitchen), wine fridge in the basement. In the spice kitchen: 2 gas stoves, fridge, freezer, hood fan, and all cabinets/shelves. In the studio suite: Stove, fridge, microwave. Washer and dryer as-is. Ride-on mower NOT included**

Property Listed By: **RE/MAX Real Estate (Mountain View)**

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













