



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**427 21 Avenue, Calgary T2M 1J6**

MLS®#: **A2145081**

Area: **Mount Pleasant**

Listing Date: **07/29/24**

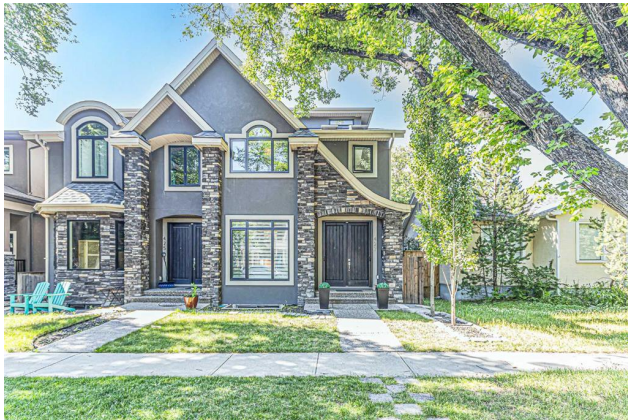
List Price: **\$1,249,900**

Status: **Active**

County: **Calgary**

Change: **-\$49k, 30-Aug**

Association: **Fort McMurray**



General Information

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

City/Town: **Calgary**  
Year Built: **2012**

Lot Information  
Lot Sz Ar: **3,121 sqft**  
Lot Shape:

Access:  
Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Detached**

Finished Floor Area  
Abv Sqft: **2,460**  
Low Sqft:  
Ttl Sqft: **2,460**

DOM

**51**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **3 Storey,Side by Side**

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Private Entrance,Private Yard,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bar,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	16`1" x 13`0"
Bedroom	Upper	12`0" x 9`7"
Living Room	Main	19`5" x 15`5"
Dining Room	Main	14`4" x 12`0"
4pc Bathroom	Upper	9`3" x 4`11"
5pc Ensuite bath	Upper	16`6" x 6`5"
Bonus Room	Basement	20`6" x 19`2"

Room	Level	Dimensions
Bedroom	Upper	12`1" x 9`10"
Bedroom	Basement	13`2" x 10`7"
Kitchen	Main	19`9" x 14`9"
2pc Bathroom	Main	5`7" x 4`6"
4pc Ensuite bath	Basement	8`3" x 4`11"
Game Room	Third	25`2" x 17`11"
Laundry	Upper	6`5" x 5`5"

Furnace/Utility Room

Basement

10`8" x 7`0"

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

Zoning:

**R-C2**

**1211881**

Remarks

Pub Rmks:

**Don't miss this custom-built three-storey residence nestled in the popular community of Mount Pleasant on a quiet street lined with trees. This luxurious masterpiece spans over 3300sq/ft of meticulously designed living space, boasting an array of high-end features and finishes that epitomize opulence. Step inside and be captivated by the grandeur of high-painted ceilings, complemented by the richness of hardwood floors. Towering 9' ceilings and strategically placed skylights bathe the interiors in an abundance of natural light, creating an atmosphere of pure elegance. Indulge in the warmth and ambiance of indoor and outdoor fireplaces, perfect for cozy evenings with loved ones. Every detail has been meticulously curated, with pristine white quartz countertops adorning every surface, exuding a sense of refined sophistication. The custom-designed kitchen is a culinary haven, equipped with top-of-the-line Viking appliances, including a gas cooktop and island hood fan. Impeccable craftsmanship is evident in the built-in wall oven and microwave, ensuring every culinary need is met with ease. Descend to the basement level where luxury knows no bounds. Discover a fourth bedroom, accompanied by a full bath, and an unparalleled theatre room. Custom built-ins, a wet bar, and a bar fridge set the stage for unforgettable movie nights. Immerse yourself in the ultimate entertainment experience with a cutting-edge 3D projector, screen, and a state-of-the-art 7.1 built-in sound system. Unwind in the spa-like oasis of the master ensuite, featuring heated tiles, a rejuvenating steam shower, and a decadent jetted tub. Experience ultimate comfort with complete A/C, central vac, and in-floor heating systems, ensuring a perfect climate year-round. Step outside and be greeted by the stunning private backyard, a true outdoor oasis. Gather around the captivating fireplace or entertain guests on the expansive concrete patio, designed to accommodate memorable gatherings. The heated garage provides convenience and peace of mind. The luxurious details continue with a limestone fireplace and a custom dining feature wall, adding a touch of grandeur to the already exquisite interiors. Custom millwork throughout the home showcases the impeccable attention to detail and showcases the unparalleled craftsmanship. Located close to schools, shops, restaurants, parks and a quick drive to downtown. Book your viewing today!**

Inclusions:

Property Listed By:

**Beverage Fridges x 3 , Water Softener \* Kinetico System  
CIR Realty**

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