



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3420 EXSHAW Road, Calgary T2M 4G2**

MLS®#: **A2145409**

Area: **Banff Trail**

Listing Date: **07/06/24**

List Price: **\$1,288,800**

Status: **Pending**

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: **2,136**

Low Sqft:

Ttl Sqft: **2,136**

Lot Information

Lot Sz Ar: **3,000 sqft**

Lot Shape:

DOM

**72**

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Wine Refrigerator**  
Int Feat: **Built-in Features,High Ceilings,No Animal Home,No Smoking Home,Quartz Counters,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`6" x 14`2"
Dining Room	Main	16`8" x 11`5"
Bedroom - Primary	Second	14`11" x 12`2"
Bedroom	Second	11`0" x 10`9"
Laundry	Second	8`4" x 5`11"
5pc Ensuite bath	Second	12`0" x 8`2"
Game Room	Basement	24`4" x 17`1"

Room	Level	Dimensions
Kitchen	Main	21`0" x 8`4"
2pc Bathroom	Main	5`11" x 5`4"
Walk-In Closet	Second	14`8" x 5`10"
Bedroom	Second	11`0" x 10`9"
4pc Ensuite bath	Second	8`4" x 4`11"
Bedroom	Basement	13`2" x 11`6"
4pc Bathroom	Basement	9`10" x 5`9"

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-C2**

**2310651**

Remarks

Pub Rmks: **A true reflection of what a modern, luxury infill should be! This MOVE-IN READY 2-storey DETACHED infill in BANFF TRAIL awaits your family to call it home. This stunning home provides abundant finished living space across three bedrooms above grade, a fully developed basement w/ bar area, and luxury upgrades & finishes throughout. The open-concept main floor features 10-FT CEILINGS, large exterior windows, and wide-plank engineered hardwood flooring. The spacious kitchen sits at the center of the bright main level, drawing in the eye with quartz countertops, stunning custom cabinetry with soft-close hardware, and a full-height QUARTZ backsplash with luxurious POT FILLER. The oversized central island gives you lots of extra space for day-to-day prep and features waterfall edges, ample bar seating, a wine fridge, & a dual basin under-mounted black silgranit sink, while the built-in pantry offers tons of storage. To top it all off, this upscale kitchen comes with a premium stainless steel appliance package: a 6-burner gas cooktop, built-in hood fan, French door refrigerator, built-in wall oven & microwave, & dishwasher. The dining room overlooks the sunny South-facing yard & offers a stunning light grey feature wall. The living room continues the grand feeling of this spectacular home, with an inset gas fireplace with stone surround with custom built-ins on either side and an incredible 4-panel double sliding glass door bringing you onto the back deck! The living space continues with a side mudroom with a built-in closet, a large front foyer with a built-in closet, plus an elegant 2-pc powder room. Modern Glass Railing & OPEN RISER stairs lead to the upper floor where you'll find two secondary bedrooms - one with a WALKTHROUGH CLOSET to the private 3-PC ENSUITE, the other w/ a walk-in closet & access to the main 4-pc bath, and a large laundry room with quartz countertop, upper cabinetry, & laundry sink. The spa-inspired ensuite is elegantly finished with heated tile floors, an oversized dual vanity, a stand-alone soaker tub, & a large walk-in shower with STEAM. Downstairs, the lower level is fully developed with a large rec room & upgraded bar area featuring a quartz counter, custom cabinetry, a beverage fridge, & a bar sink. The 3-pc bathroom has a quartz counter and a fully-tiled shower, easily accessible from the guest bedroom. Banff Trail is an up-and-coming infill community with a good mix of nature and culture. With various amenities nearby & proximity to downtown, Banff Trail LRT Station, & Crowchild Trail, everyday shopping and trips to the store are convenient and easy. Your home is also within walking distance of William Aberhart High School, Banff Trail School, West Confederation Park, the University of Calgary, McMahon Stadium, and more. Come see this exquisite home for yourself!**

Inclusions:  
 Property Listed By:

n/a  
**RE/MAX House of Real Estate**

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



















