



THE
A-TEAM

**RE/MAX
FIRST**

132 FORITANA Road, Calgary T2A 2B6

MLS®#: **A2147019** Area: **Forest Heights** Listing Date: **07/05/24** List Price: **\$638,000**
 Status: **Pending** County: **Calgary** Change: **-\$12k, 17-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1965**
Lot Information
 Lot Sz Ar: **5,618 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,000**
 Low Sqft:
 Ttl Sqft: **1,000**

DOM

73
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Other,See Remarks,Wood Frame**
 Heating: **Forced Air** Flooring: **See Remarks,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other,Playground,Private Entrance** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Range Hood,See Remarks,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	10`1" x 4`11"	3pc Ensuite bath	Main	9`4" x 4`11"
3pc Bathroom	Basement	8`1" x 4`11"	Bedroom	Main	10`11" x 7`10"
Bedroom	Main	10`11" x 8`9"	Bedroom - Primary	Main	18`4" x 15`5"
Bedroom	Basement	10`0" x 8`4"	Bedroom	Basement	10`0" x 10`11"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-C1**
 Legal Desc: **1631JK**

Remarks

Pub Rmks: **NEWLY RENOVATED property. | TOTAL of 5 Bed & 3 Bath | This is not your typical renovation! It features high-end luxurious finishes. The spacious main floor features an open concept upon entry and is full of NATURAL light from the oversized windows. It's extremely spacious upon entry! The brand-new kitchen includes a large central island, premium quartz countertops, and stainless appliances. You'll find 3 generous bedrooms on the main, with 2 Bathrooms and Laundry. One of the master bedrooms has a wonderful 3 pieces luxurious en-suite and a walk-through closet and a fireplace. The enormous basement features a large family room a full bathroom, a utility room, and 2 generous bedroom with a great-sized window. There's also a dedicated laundry room in the basement. High-efficiency furnace & hot water tank were just installed. New premium vinyl windows, newer roof. This bungalow with the open concept home used Hardie Board and smart board touside This home was designed to perfection! Step outside and you're greeted with an enormous backyard that has a DEATTACHED DOUBLE CAR GARAGE Pot lights have been installed outside of the house. Truly a breathtaking renovation priced aggressively. Why wait when you can book your showing today with your favourite Realtor!!**

Inclusions: **NA**
Property Listed By: **PREP Realty**

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