

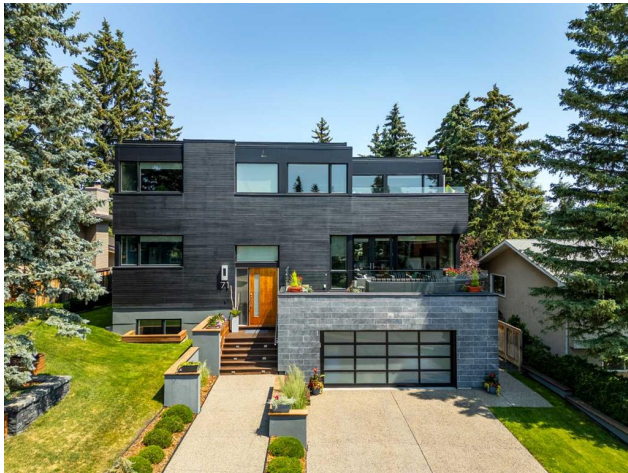


THE
A-TEAM

**RE/MAX
FIRST**

71 COLERIDGE Crescent, Calgary T2K 1X8

MLS® #: **A2148369** Area: **Cambrian Heights** Listing Date: **07/25/24** List Price: **\$2,500,000**
 Status: **Active** County: **Calgary** Change: **-\$195k, 19-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **7,793 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,669**
 Low Sqft:
 Ttl Sqft: **2,669**

DOM

53
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Landscaped,Underground Sprinklers,Private,Treed**
 Park Feat: **Aggregate,Front Drive,Garage Door Opener,Heated Garage,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Flat Torch Membrane**
 Heating: **Boiler,Fan Coil,In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Fire Pit,Garden,Private Yard**

Construction: **Aluminum Siding ,Cedar,Stone,Stucco**
 Flooring: **Ceramic Tile,Concrete,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Convection Oven,Dishwasher,Disposal,European Washer/Dryer Combination,Garage Control(s),Garburator,Induction Cooktop,Microwave,Washer/Dryer,Window Coverings**

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,See Remarks,Soaking Tub,Steam Room,Storage,Track Lighting,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`6" x 8`11"	Living Room	Main	24`11" x 12`11"
Dining Room	Main	15`11" x 11`2"	Bedroom - Primary	Second	14`8" x 12`11"
6pc Ensuite bath	Second	14`8" x 6`6"	Loft	Second	31`11" x 14`6"

Office	Second	10`8" x 9`2"	Bedroom	Main	11`5" x 11`4"
Bedroom	Main	11`5" x 11`4"	3pc Bathroom	Main	7`6" x 7`6"
2pc Bathroom	Main	5`11" x 2`11"	Game Room	Lower	21`6" x 15`3"
Family Room	Lower	13`11" x 12`2"	Bedroom	Lower	10`10" x 10`9"
Bedroom	Lower	14`1" x 10`6"	4pc Bathroom	Lower	9`11" x 8`11"
Laundry	Lower	14`8" x 9`1"	Laundry	Second	2`6" x 2`6"
Furnace/Utility Room	Lower	10`6" x 9`11"	Furnace/Utility Room	Lower	6`11" x 3`8"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
 Legal Desc: **4143JK**

Remarks

Pub Rmks: **Step into this architectural masterpiece, inspired by West Coast contemporary design, spanning more than 4,000 sqft of meticulously crafted living space and complemented by an additional 1,100 sqft of luxurious outdoor patio spaces. Designed by renowned Calgary architect Courtney Clarke, this beautiful home is positioned on an elevated .18 acre lot offering mountain and city views from the upper level, and complete privacy in the fully landscaped backyard with mature trees and beautifully landscaped gardens. Entering the home through the gorgeous custom cedar door, you will find an open-concept design that seamlessly blends indoor and outdoor spaces. This smart layout creates various family zones for everyone to enjoy their own space, achieving a perfect marriage of architectural design and function. The main floor boasts dramatic, expansive open areas, large windows, and glass panel railings that flood the home in natural light. The open-concept kitchen, dining, and living room areas are highlighted by a feature tempered glass floor between the main and lower levels, creating the ultimate setting for entertaining. The spectacular kitchen is a chef's dream, featuring custom walnut cabinetry that extends to the ceiling, a stunning glass backsplash wall, a large island with quartz countertops, and a top-of-the-line Thermador appliance package. Proceed to the upper level to find your primary retreat. Enjoy a custom built-in king-sized bed, a spacious walk-in closet and a spa-inspired ensuite with a steam shower. The open loft space is perfect for a quiet sanctuary or multiple home offices. Relax at the end of the day in your private hot tub on the upper-level patio with expansive views of the mountains and downtown. The lower level features 9ft ceilings, heated concrete floors, a spacious games/multipurpose room, a family room, and two additional large bedrooms. Walk out into your outdoor oasis featuring beautifully landscaped gardens with tiered rundlestone/wood planters, expansive greenspace and large patio area featuring a dramatic wood-burning fireplace - the perfect place to host an outdoor party or enjoy a peaceful evening in the tranquility surrounded by mature trees on this expansive lot. Triple tandem heated garage with epoxy flooring and extensive built-ins. This thoughtfully designed home is a must-see, with every detail considered and evidenced in the exceptional quality, high-end finishes, and craftsmanship throughout. Situated in a prime location in this established community undergoing substantive revitalization with several new homes being built and many undergoing substantial renovations. Close to many great schools including Edelweiss Preparatory (walking), Collingwood Spanish Immersion (5 mins), Westmount Charter (10 mins) & Delta West (15 mins). This home is also only a short commute to downtown & hospitals and walking distance to Nose Hill Park, Confederation Park and the Calgary Winter Club.**

Inclusions: **built-in Thermador cappuccino machine, vacuflo roughed in, TVs (6), TV Wallmounts (6), Built-in Speakers, 2 A/C Units, 2 Furnaces, Hot Tub,**
 Property Listed By: **Sotheby's International Realty Canada**

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