



THE
A-TEAM

**RE/MAX
FIRST**

275 DALHURST Way, Calgary T3A 1P3

MLS®#: **A2149019**

Area: **Dalhousie**

Listing Date: **07/14/24**

List Price: **\$2,299,000**

Status: **Active**

County: **Calgary**

Change: **-\$151k, 15-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar: **7,840 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft: **4,272**

Low Sqft:

Ttl Sqft: **4,272**

DOM

64

Layout

Beds: **8 (5 3)**

Baths: **5.5 (5 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Back Yard,Backs on to Park/Green Space,Corner Lot,Front Yard,No Neighbours Behind,Reverse Pie Shaped Lot,Landscaped

Concrete Driveway,Covered,Garage Door Opener,Triple Garage Attached

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Central,In Floor,Fireplace(s),Forced Air,Hot Water,Humidity Control,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Balcony,BBQ gas line,Courtyard,Fire Pit,Garden**

Construction: **Concrete,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
Water Source: **Public**
Fnd/Bsmnt: **Poured Concrete**

Kitchen Appl: **Built-In Freezer,Built-In Oven,Built-In Range,Built-In Refrigerator,Dishwasher,Electric Oven,Gas Range,Microwave,Window Coverings**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Skylight(s),Soaking Tub,Steam Room,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Upper	17`11" x 14`2"	Bedroom	Upper	14`0" x 11`3"
Bedroom	Upper	12`2" x 11`6"	Bedroom	Upper	11`4" x 10`7"
Bedroom	Main	12`1" x 10`4"	Bedroom	Basement	14`4" x 11`10"
Bedroom	Basement	13`3" x 10`1"	Bedroom	Basement	14`4" x 10`4"
Dining Room	Main	13`11" x 12`5"	Living Room	Main	21`4" x 17`0"
Office	Upper	15`5" x 11`11"	Kitchen	Main	19`4" x 11`2"
Laundry	Upper	12`1" x 8`3"	Living Room	Basement	18`0" x 10`11"

2pc Bathroom	Main	6`0" x 5`10"	3pc Ensuite bath	Main	7`11" x 5`5"
4pc Bathroom	Upper	10`2" x 6`8"	5pc Ensuite bath	Upper	18`2" x 8`11"
4pc Bathroom	Upper	8`9" x 4`11"	3pc Bathroom	Basement	10`5" x 5`1"
Bonus Room	Upper	14`1" x 14`10"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **RC1**
Legal Desc: **7851JK**

Remarks

Pub Rmks: **Walk into this eye catching 2 story, 5 bedroom character home sitting on a beautiful reverse pie CORNER LOT backing on to GREEN space in the highly desired community of Dalhousie to fulfill your dreams. This spectacular luxury home is a blend of elegant modern architecture, very functional layout and quality construction. With over 6000sf of living space flooded with natural light and fully finished on all floors, the house offers a triple car garage, a total of 8 bedrooms, 7 bathrooms, multiple living spaces, an illegal in-law suite, 7 skylights, 2 balconies, a porch, three patios, a deck and a fire pit,. Mitred Fresh Concrete granite & porcelain counter tops, wide plank engineered hardwood floors, glass railings, heated tiled floors in ensuite and hydronic heating in the basement, touch less toilets, Meile appliances, high ceilings, 8 foot doors on main, LED lighting, tiled custom glass showers, high efficiency furnaces, a whole-house Kinetico water softener are a standard in this one of a kind property. The main floor of this house features a foyer, dining room, a high ceiling great room, a powder room, a large bedroom with attached low curb full bath and a family room looking into a green field and a kitchen. The kitchen is a chef's dream come true with an abundance of cabinetry, a gas cook top, oversized built-in refrigerator and freezer, built-in wall oven and microwave, a quiet dishwasher, separate recycle and garbage bins,spice racks and a veggie sink in addition to the main sink. Go up the carpeted staircase and you will discover the master bedroom with a freestanding soaker tub, 5 piece ensuite featuring regular shower, rain shower, body spray, steam room and a large closet with built-in organizers. Two other bedrooms share a Jack and Jill tiled shower. The 4th bedroom and a common bath are in the same area. A long cat walk connects the bonus room, laundry and the office to the bedrooms. The post free wrap around front balcony that can be accessed from the office has been supported with a heavy steel beam. The large balcony at the back overlooking the green field can be enjoyed from the bonus room as well as the master bedroom. Basement has a two bedroom in-law suite(illegal) with its own kitchen, living area, laundry, a full bath and a separate entrance. There is also another bedroom with attached full bath, a home theatre, a wet bar and a large open area for entertainment. In-floor heating in the basement floor makes it comfortable even in winter. The closet in the mudroom is actually the space reserved for a future elevator if needed. There is a courtyard and concrete patio at the front of the house. The back porch has a space reserved for a hot tub (already roughed-in), a deck, a patio and a fire pit to enjoy the outdoors. The house is roughed-in for air conditioning and central vacuum. Exterior doors have triple point locking mechanism for added security.**

Inclusions: **Window coverings, Washer, Dryer, water softener, Water filter, hood fan**
Property Listed By: **Hope Street Real Estate Corp.**

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