



THE
A-TEAM

**RE/MAX
FIRST**

81 TOMMY PRINCE Road, Calgary T3E 6Z7

MLS®#: **A2149823** Area: **Currie Barracks** Listing **07/17/24** List Price: **\$1,168,000**
 Status: **Active** County: **Calgary** Change: **-\$30k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **4,327 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,770**
 Low Sqft:
 Ttl Sqft: **2,770**

DOM

61
Layout
 Beds: **3 (2 1)**
 Baths: **4.0 (3 2)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Low Maintenance Landscape**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Marble,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat: **Bar,Beamed Ceilings,Built-in Features,Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Lower	20`6" x 12`5"	Bedroom	Lower	12`5" x 11`3"
Living Room	Main	19`10" x 12`0"	Dining Room	Main	16`0" x 12`0"
Kitchen	Main	12`1" x 12`0"	Bedroom - Primary	Second	16`0" x 14`3"
Bedroom	Second	16`11" x 11`4"	Laundry	Second	11`1" x 7`7"
Hobby Room	Third	21`10" x 18`9"	3pc Bathroom	Lower	

2pc Bathroom
4pc Bathroom

Main
Second

5pc Ensuite bath
2pc Bathroom
Legal/Tax/Financial

Second
Third

Title:
Fee Simple
Legal Desc:

Zoning:
DC (pre 1P2007)

1010457

Remarks

Pub Rmks:

Located within the award-winning community of Currie Barracks on the most charming tree-lined street where pride of ownership and lovely yards abound. As you approach this cottage "Tudor" styled family home, you are immediately taken aback by the incredible perennial gardens, flowering trees and mature foliage. The front covered porch is warm and inviting and is lovely for decorating for the seasons. The backyard is perfect for warm summer evenings boasting a large deck area with canopying trees and vines growing up the back of the double detached garage. The main floor features a large living room area with a large South window, a West-Coast styled kitchen with designer bamboo cabinetry, luxury appliances and quartz countertops. Open to the kitchen area is a dining room and cozy family room with a central Travertine gas fireplace. The millwork detailing is outstanding with built-ins and glass shelf display niches throughout. The back entry features built-in lockers and a gorgeous powder room with a raised glass vessel sink. Leading up to the upper level is a floating staircase. A built-in desk area is located at the top of the stairs. The primary suite is private with the gigantic tree in the backyard bringing greenery through the view window. The luxurious ensuite is modern and fresh with double vanities, a frameless glass shower, an air jet soaker bathtub and heated floors. This second floor boasts another bedroom, a full bathroom and a fabulous laundry room. Another set of stairs leads up to the third level bonus room with vaulted ceilings, quaint cottage-styled windows, a walk-up bar area and another bathroom. This space could be used as a home office, kids playroom, exercise space, family room or as another bedroom. The basement is fully finished complete with another family room space, another bedroom and full bathroom. Additional bonus features include a paved back alley, a gas BBQ hook-up, central air conditioning, three zone heating, a sprinkler system, built-in speakers, a water softener and LEED Gold standard certification. Located within minutes to Currie Barracks amenities, restaurants, parks and playgrounds, Mount Royal College, and schools. Incredible value for this beautifully appointed family home. The yard is unlike any other and the neighboring homes on this entire street are magical. Located in a vibrant community, 81 Tommy Prince Road is surrounded by parks, schools, and shopping options, making it not just a home but a lifestyle. Don't miss the opportunity to experience the perfect blend of luxury and functionality in this extraordinary property!

Inclusions:
Property Listed By:

N/A
Coldwell Banker Mountain Central

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









