



THE
A-TEAM

**RE/MAX
FIRST**

5555 ELBOW Drive #115, Calgary T2V 1H7

MLS® #: **A2150535** Area: **Windsor Park** Listing Date: **07/17/24** List Price: **\$1,195,000**
 Status: **Active** County: **Calgary** Change: **-\$100k, 14-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1990**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat: **Cul-De-Sac, Few Trees**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **2,006**
 Low Sqft:
 Ttl Sqft: **2,006**

DOM

92
Layout
 Beds: **4 (1 3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow, Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Wood**
 Heating: **In Floor, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Brick, Wood Frame**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings**
 Int Feat: **Double Vanity, French Door, Kitchen Island, Pantry, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`0" x 13`0"	Dining Room	Main	17`0" x 14`0"
Breakfast Nook	Main	14`6" x 10`0"	Living Room	Main	16`6" x 15`0"
Den	Main	14`0" x 12`6"	Laundry	Main	14`0" x 6`6"
Family Room	Basement	18`0" x 12`0"	Bedroom - Primary	Main	15`0" x 14`6"
Bedroom	Basement	18`0" x 13`0"	Bedroom	Basement	12`0" x 11`6"
Bedroom	Basement	13`0" x 9`6"	4pc Bathroom	Basement	8`6" x 6`6"
4pc Bathroom	Main	9`6" x 7`0"	4pc Ensuite bath	Main	16`0" x 10`0"

Condo Fee:
\$951

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-CG d14

Legal Desc: **9012459**

Remarks

Pub Rmks: **Welcome to Country Club Estates, one of Calgary's most prestigious gated communities. This delightful bungalow with its refined brick exterior is sure to impress. This home is tailored for older adult residents who appreciate a lock-and-leave lifestyle. The living room features a large window that floods the space with natural light, creating an inviting atmosphere complemented by a cozy fireplace—perfect for intimate conversations. Adjacent is a formal dining area, ideal for special occasions. The stunning kitchen is equipped with stainless steel appliances, an oversized double sink, and striking granite countertops. A window overlooks the expansive backyard and mature trees. Nearby, a casual dining area offers a cozy spot for weekday meals. The primary bedroom is a haven, spacious enough for a sitting area alongside the bed. Its ensuite boasts a walk-in shower, double vanity, and a well-organized walk-in closet. Additionally, there's a dedicated towel closet. Completing the main level of this home is a generously sized office, a laundry/mudroom attached to the garage and a large powder room with a walk-in tub feature. Downstairs, half of the lower level is fully developed with plush carpeting, housing three generously sized bedrooms. An area designed for a live-in nanny includes a full kitchenette, living area, and a private bathroom. The other half of the basement remains undeveloped, offering endless possibilities to tailor the space to suit your needs and preferences. Outside, the backyard invites fun with the grandchildren, and the spacious deck is the perfect spot to enjoy refreshing al fresco drinks and barbecue meals. Experience retirement bliss at Calgary's Golf & Country Club, indulge in shopping at Chinook Centre, or savour lunch at the acclaimed Linas Italian Supermarket nearby. With plenty of activities during Stampede months, and the convenience of a lock-and-leave lifestyle for your snowbird adventures, there's always something exciting to look forward to.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX House of Real Estate**

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