



THE
A-TEAM

**RE/MAX
FIRST**

846 RIDEAU Road, Calgary T2S 0R6

MLS® #: **A2151085**

Area: **Rideau Park**

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

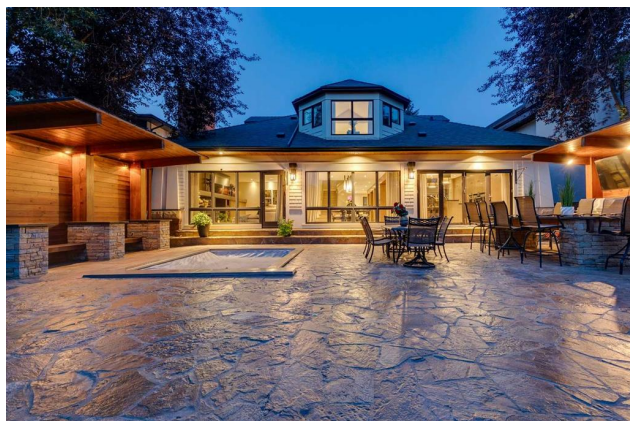
List Price: **\$4,950,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**

Finished Floor Area
Abv Sqft: **3,802**
Low Sqft:
Ttl Sqft: **3,802**

DOM

54
Layout
Beds: **5 (4 1)**
Baths: **5.5 (5 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **9,321 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Irregular Lot,Private,Rectangular Lot,Treed,Waterfront**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Built-in Barbecue,Lighting,Outdoor Kitchen,Private Entrance,Private Yard**

Construction: **Brick,Stone,Wood Frame,Wood Siding**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven,Dishwasher,Freezer,Garburator,Gas Stove,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Beamed Ceilings,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	14`3" x 9`1"
Kitchen	Main	21`5" x 15`0"
Den	Main	16`4" x 12`1"
Laundry	Main	9`1" x 5`10"
Bedroom - Primary	Upper	13`0" x 21`2"
Bedroom	Upper	16`11" x 13`0"

Room	Level	Dimensions
Living Room	Main	24`9" x 17`0"
Dining Room	Main	21`0" x 12`1"
Wine Cellar	Main	15`0" x 11`4"
Mud Room	Main	10`2" x 8`8"
Bedroom	Upper	14`4" x 13`0"
Bedroom	Upper	14`9" x 13`0"

Family Room
Bedroom
5pc Bathroom
3pc Ensuite bath
3pc Ensuite bath

Basement
Basement
Upper
Upper
Basement

21`7" x 18`10"
18`6" x 12`9"

Flex Space
2pc Bathroom
4pc Ensuite bath
3pc Bathroom

Basement
Main
Upper
Basement

16`11" x 15`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9510646

Zoning:
R-C1

Remarks

Pub Rmks:

Situated on prestigious Rideau Road, backing onto the banks of the Elbow River, this executive family home designed by William Blake awaits! Featuring over 5,452 sq. ft of luxurious living space on 3 levels including a sleek and modern designed open concept floor plan plus a total of 5 bedrooms. The main level welcomes you with a grand foyer leading into the home with gleaming wide plank hardwood floors, high ceilings with wood accent beams, central hall plan flanked with modern living spaces including a den/office with floor to ceiling glass walls and door, expansive wine room wrapped in glass from each angle with a substantial tasting space and leads effortlessly into the main living areas including a gourmet kitchen showcasing granite counters, large raised breakfast bar, wall of custom Bloom cabinetry including a Subzero fridge, Miele convection oven, built-in Miele coffee machine, plus a 6 burner Wolfe double oven including a griddle and BBQ grill. The open dining area with ample space to hold large family gathering sides onto the living room complete with a wood-burning fireplace wrapped in concrete shelving and storage. Floor to ceiling windows on the entire back of the house which open to the stunning backyard with and a substantial patio with a built-in outdoor kitchen, TV and dining space plus a sunken hot tub with covered bench seating for added privacy. Additionally, there is a 2 piece guest bath, laundry and mudroom with storage providing direct garage access on the main level. Follow the gorgeous staircase with glass inserts to the second level where tranquility awaits featuring 4 bedrooms each with large curved windows and vaulted ceilings including the opulent master suite with a large walk-in closet and luxurious 5 piece ensuite. Bedrooms 2 and 3 each with ensuites plus a 5 piece guest bath. The fully developed lower level was just remodeled and boasts a large family/recreation room, gym area, 5th bedroom with a 3 piece ensuite plus a 3 piece guest bath. This incredible home was designed for flawless indoor/outdoor entertaining. Additional features include a double attached garage with new epoxy floor, new fully developed lower level, 2 ac units and generator, plus the seller purchased the riparian rights to the river for even more space to call your own. Situated on a 9,322 sq. ft private lot with outstanding river and park views plus the location is second to none with everything within walking distance - Rideau School, the bridge that takes you across to the Glencoe Club, city pathways and parks plus minutes to shopping, dining and entertainment on trendy 4th Street and 17th Avenue.

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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