



THE
A-TEAM

**RE/MAX
FIRST**

28 WALCREST Row, Calgary T2X 4L7

MLS®#: **A2151126**

Area: **Walden**

Listing **07/19/24**

List Price: **\$748,000**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$2k, 15-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,670 sqft**
Lot Shape:

Access:

Lot Feat: **Reverse Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,965**

Low Sqft:

Ttl Sqft: **1,965**

DOM

59

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Composite Siding, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Vinyl, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`11"
Kitchen	Main	12`0" x 13`8"
Office	Main	10`9" x 9`0"
5pc Ensuite bath	Upper	8`5" x 9`7"
Bedroom	Upper	12`0" x 12`3"
Laundry	Upper	5`1" x 6`5"
Other	Basement	20`0" x 41`2"

Room	Level	Dimensions
Dining Room	Main	12`0" x 9`10"
Living Room	Main	9`0" x 15`6"
4pc Bathroom	Upper	5`0" x 10`1"
Bedroom	Upper	12`2" x 10`1"
Family Room	Upper	12`2" x 12`5"
Bedroom - Primary	Upper	12`0" x 15`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2211584

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY SEPTEMBER 15, 1 - 3 PM. Homes by Avi Halladay model offering bright open concept main floor with soaring 18'6" ceiling in the living room, stunning two storey electric fireplace focal point and extravagant window wall. Dream kitchen with quartz countertops, cabinets to the ceiling and large walk through pantry. Main floor complete with flex room/home office. Open staircase overlooking the main floor, upstairs offers a central loft for the family's enjoyment and 3 bedrooms. Huge primary bedroom complete with walk in closet and luxurious bathroom featuring dual sinks, and separate shower and soaker tub. The unfinished lower level offers separate side entrance, 2 large egress windows, roughed in plumbing and 200 amp panel for future use. Reverse pie lot for extra space and side yard.**

Inclusions:
Property Listed By: **N/A**
CIR Realty

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













