



THE
A-TEAM

**RE/MAX
FIRST**

75 SCHUBERT Hill, Calgary T3L 1W5

MLS®#: **A2152529** Area: **Scenic Acres** Listing **07/25/24** List Price: **\$799,999**
 Status: **Active** County: **Calgary** Change: **-\$29k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1991** Abv Sqft: **2,226**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,780 sqft** Ttl Sqft: **2,226**
 Lot Shape:

DOM

53
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`8" x 11`7"
Kitchen	Main	13`6" x 8`6"
Breakfast Nook	Main	13`5" x 8`8"
Den	Main	9`6" x 9`4"
2pc Bathroom	Main	5`5" x 5`0"
4pc Ensuite bath	Upper	9`6" x 8`6"
Bedroom	Upper	11`10" x 9`2"

Room	Level	Dimensions
Family Room	Main	16`2" x 12`0"
Dining Room	Main	13`4" x 9`9"
Foyer	Main	10`0" x 5`2"
Laundry	Main	8`6" x 7`5"
Bedroom - Primary	Upper	15`6" x 11`7"
Bedroom	Upper	12`10" x 9`6"
Bedroom	Upper	11`1" x 9`2"

4pc Bathroom

Upper

9`5" x 5`0"

Game Room
Legal/Tax/Financial

Basement

29`10" x 12`10"

Title:
Fee Simple
Legal Desc:

9111125

Zoning:
R-C1

Remarks

Pub Rmks: **Fantastic location on a quiet street with mature landscaping, siding onto a walkway that gives you privacy in your backyard! This fully finished home offers four bedrooms up PLUS a main floor den/office area. An amazing home designed for family living! There are four bedrooms up with a full bathroom. The master suite has a full private ensuite bath featuring a jetted soaker tub with a separate shower. As you enter this home, you are greeted with beautiful, vaulted ceiling through the combined living room/dining room area. The updated oak kitchen has granite counters, stainless steel appliances, and an island that combines with the main floor family room to create a very functional living space for families and entertaining. The main floor den/office is perfect for a computer work area! The lower level offers large windows for natural light and is completed with a spacious rec/games area and there is roughed-in plumbing for a future bathroom if that is in your plans! The backyard is an oasis of mature landscaping that provides some nice privacy. There is a large deck off the kitchen with a gazebo to enjoy the summer! Fantastic location. Mature landscaping. Four bedrooms up. Main floor den/office space.**

Inclusions: **Main floor TV mount, Storage Shed, Gazebo, 2 Whiteboards, Basement-Fridge, Freezer, Electric Fireplace**

Property Listed By: **RE/MAX Realty Professionals**

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











