



THE
A-TEAM

**RE/MAX
FIRST**

64 HESTON Street, Calgary T2K 2C1

MLS®#: **A2153613**

Area: **Highwood**

Listing Date: **07/29/24**

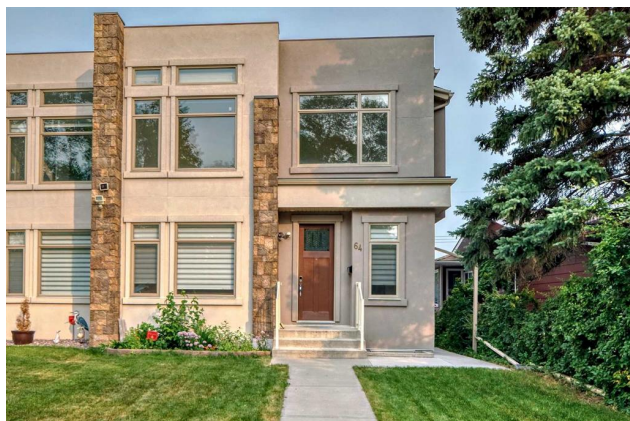
List Price: **\$837,900**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,973

Year Built:

2015

Low Sqft:

Lot Information

Ttl Sqft:

1,973

Lot Sz Ar:

3,003 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,City Lot,Front Yard,Landscaped,Rectangular Lot

Double Garage Detached

DOM

51

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden**

Construction:

Concrete,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Steam Room,Wired for Sound

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	11`9" x 6`4"	Kitchen With Eating Area	Main	9`9" x 10`3"
Living Room	Main	12`4" x 13`7"	Dining Room	Main	13`4" x 11`1"
Dining Room	Main	8`10" x 11`6"	Entrance	Main	6`9" x 7`6"
2pc Bathroom	Main	5`3" x 5`2"	Bedroom - Primary	Second	15`6" x 13`7"
Walk-In Closet	Second	5`9" x 13`2"	5pc Ensuite bath	Second	16`7" x 8`1"
Laundry	Second	6`11" x 6`5"	Bedroom	Second	11`11" x 10`7"
Bedroom	Second	10`8" x 10`11"	4pc Bathroom	Second	4`11" x 9`4"

Storage
3pc Bathroom
Media Room

Basement
Basement
Basement

5`5" x 20`0"
7`10" x 4`11"
9`11" x 18`1"

Furnace/Utility Room
Bedroom

Basement
Basement

6`1" x 12`0"
11`0" x 13`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1513265

Zoning:
R-C2

Remarks

Pub Rmks:

2 STORY HOUSE IN HIGHWOOD| SOUTH BACKYARD | DOUBLE DETACHED GARAGE | HIGH-END DESIGN | 4 TOTAL BEDROOMS | 3.5 BATHROOMS | FINISHED BASEMENT WITH A WET BAR | AMAZING DESIGN & INNER-CITY LOCATION | Luxurious home perfectly located with a south-facing yard in the desirable community of Highwood. Inside boasts over 2657 sq. ft of developed space that has been expertly designed with light wood accent to create a designer space that is truly gorgeous and functional for any busy family. This home offers an incredible opportunity to live in luxury and convenience. This home showcases superb curb appeal with gourmet kitchen, stainless steel appliances, granite counters, functional built-ins in living room and mud room , and so much more! This quiet location is conveniently close to all transit, Bus Stop traffic routes, schools, Parks, childcare, restaurants, downtown, shopping, golf courses and main travel arteries - including the airport! Book a private showing today as this property is now ready for a quick possession

Inclusions:
Property Listed By:

Steamer unit in the Steam shower
Century 21 Bravo Realty

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









