



THE
A-TEAM

**RE/MAX
FIRST**

8990 9 Avenue, Calgary T3H 0C9

MLS®#: **A2153886**

Area: **West Springs**

Listing Date: **07/31/24**

List Price: **\$2,399,000**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **3,489**
Low Sqft:
Ttl Sqft: **3,489**

DOM

49
Layout
Beds: **4 (3 1)**
Baths: **4.0 (3 2)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **23,863 sqft**
Lot Shape: **Over half acre gated lot. 150 Feet Frontage and over 150 Feet Depth.**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Fruit Trees/Shrub(s),Gazebo,Front Yard,Lawn,Garden,Landscaped,Many Trees,Underground Sprinklers,Yard Lights,Private,Waterfall**

Park Feat:

Aggregate,Driveway,Enclosed,Heated Garage,Parking Pad,Quad or More Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Balcony,Fire Pit,Garden,Lighting,Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Garage Control(s),Garburator,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Smart Home,Storage,Walk-In Closet(s)**
Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Connected,Sewer Connected,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Upper	19`5" x 15`9"	5pc Ensuite bath	Upper	10`6" x 19`1"
Bedroom	Upper	16`0" x 11`0"	Bedroom	Upper	11`5" x 11`0"
4pc Bathroom	Upper	11`5" x 6`4"	Family Room	Upper	19`7" x 15`0"

2pc Bathroom	Main	5`6" x 7`8"	Dining Room	Main	15`1" x 15`0"
Family Room	Main	17`1" x 15`0"	Kitchen	Main	15`0" x 14`4"
Living Room	Main	20`1" x 17`2"	Office	Main	12`10" x 10`6"
Mud Room	Main	10`7" x 6`7"	Sunroom/Solarium	Main	18`5" x 14`2"
Bedroom	Lower	15`8" x 12`7"	2pc Bathroom	Lower	5`0" x 4`8"
5pc Ensuite bath	Lower	16`5" x 9`6"	Family Room	Lower	16`2" x 14`1"
Exercise Room	Lower	11`10" x 10`0"	Media Room	Lower	19`8" x 11`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
Legal Desc: **0611060**

Remarks

Pub Rmks: **A truly one of a kind corner property with PRIVATE half acre GATED ESTATE in the middle of West Springs. A short walk to the elementary & junior high schools, shopping, renowned restaurants & services. Close to best private schools including Webber Academy, Calgary Academy, Rundle and French International. This Wentworth Estate property is absolutely gorgeous with extensive landscaping features including: WATERFALL, KOI POND, GARDEN FOUNTAIN, GAZEBO, FIREPIT, SWIMMING POOL, just to name a few. VERY private lot lined with grown up trees and shrubs with very MATURE landscape, large deck, covered HOT TUB & 3 season SUN ROOM and full online SPRINKLER system. This 2-storey property is approx. 5000 SqFt with 2 double garage and fully developed basement. Main floor has large FORMAL ROOM, open concept KITCHEN & LIVING ROOM, OFFICE with custom Built-Ins. The gourmet kitchen features loads of beautiful custom cabinetry, 10' ceilings, center island, eating bar, walk-in pantry & stainless steel appliance including a large formal DINNING AREA. Upper floor includes a MASSIVE master bedroom with an ELEGANT 5-piece ensuite that includes a jetted soaker tub, stand in shower and a HUGE walk-in closet with loads of storage and custom built-ins. Plus 2 additional spacious bedrooms, 4-piece bathroom, laundry room and BONUS ROOM with custom Built-Ins. LOWER LEVEL is fully finished and is any guys dream space with custom WET BAR, MEDIA ROOM, GAMES ROOM/POOL TABLE, GYM, 5 piece bathroom with STEAM SHOWER and seating area with CUSTOM Built-Ins and feature wall. Property offers fully finished and HEATED double car garage, another fully finished double car garage with total of 4 garage parking and another 2-4 cars/boat/RV parking inside the GATED driveway. This ESTATE is a MUST to view and does not come often to market.**

Inclusions: **Swimming Pool - Summer & Winter Cover, Cleaning Robot, Cleaning Rods, Pump, Heater & Filtration System. Sunroom Ceiling Fan, Hot Tub with Cover, Garden Water Fountain, Garden Storage Shed at the back. Garden Gazebo with custom seating. Media System - Control4 Rack, Bsmt Ipad, Upper Floor Ipad, All In roof speakers. Media Room - System Rack, Screen, Projector, 6.1 Speaker System, Recliner Seating X6. Main Floor Sharp TV and Bracket, Fan/Light Fixture, Central Vacuum with cleaning hose, Bar Samsung TV's and TV brackets X3, Master Bedroom Fan/Light Fixture, North Bedroom TV and Bracket, Master Ensure TV and Bracket. Kitchen - Stove/Oven, Hood Fan, Refrigerator, Dishwasher, Microwave, Garburator, Washer & Dryer, Bar Fridge, All Blinds & Window Coverings, Alarm System, Security Cameras x 5 with 2 monitors.**

Property Listed By: **Century 21 Bravo Realty**

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

















