



THE
A-TEAM

**RE/MAX
FIRST**

2118 VICTORIA Crescent, Calgary T2M 4E3

MLS®#: **A2155231**

Area: **Banff Trail**

Listing Date: **08/12/24**

List Price: **\$1,795,000**

Status: **Active**

County: **Calgary**

Change: **-\$55k, 19-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,801**

Low Sqft:

Ttl Sqft: **2,801**

Lot Information

Lot Sz Ar: **3,406 sqft**

Lot Shape:

DOM

162

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Level,Rectangular Lot
Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Stucco

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**

Int Feat: **Closet Organizers,Double Vanity,Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|--------|----------------|
| 2pc Bathroom | Main | 6`3" x 7`2" |
| 5pc Ensuite bath | Third | 18`2" x 17`2" |
| Foyer | Main | 9`8" x 9`11" |
| Kitchen | Main | 10`10" x 16`6" |
| Living Room | Main | 16`6" x 13`4" |
| Living Room | Second | 11`2" x 14`6" |

| Room | Level | Dimensions |
|--------------|----------|----------------|
| 4pc Bathroom | Second | 7`4" x 12`4" |
| 4pc Bathroom | Basement | 9`0" x 5`11" |
| Office | Main | 12`11" x 11`6" |
| Dining Room | Main | 16`4" x 13`10" |
| Mud Room | Main | 7`5" x 14`3" |
| Laundry | Second | 11`8" x 7`0" |

Bedroom
Bedroom - Primary
Exercise Room

Second
Third
Basement

11`9" x 13`3"
17`4" x 19`5"
12`3" x 9`0"

Bedroom
Bedroom
Living Room

Second
Basement
Basement

13`4" x 15`2"
10`8" x 13`6"
18`4" x 19`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

2312195

Remarks

Pub Rmks:

Modern 3-Storey Home with over 3,800sqft of living space and an ELEVATOR in Desirable Banff Trail! Nestled in the sought-after inner city community of Banff Trail, this stunning residence offers a blend of modern elegance and practical luxury. Located on a serene, well-developed street with a picturesque park just behind, this home is perfect for those seeking both tranquility and convenience. Step inside to discover a designer front den, featuring a dreamy lighting design and an elevated feature wall that sets a sophisticated tone. The main floor boasts beautiful hardwood floors and an open-to-above design, creating a sense of grandeur in the living area. The chef's kitchen is a culinary dream, equipped with top-of-the-line appliances, including a 6-burner range, and exudes modern luxury. The main floor also includes a stylish powder room, complete with a fun wall lighting feature and a unique vanity design. A convenient mudroom off the back adds practicality to the home's elegant layout. On the second level, you'll find two generously sized bedrooms with built-in closet features and a spacious Jack-and-Jill bathroom, ideal for sharing. This floor also includes a cozy living area with a convenient bar and an oversized laundry room equipped with all essential amenities. The third level is dedicated to the primary retreat, occupying the entire floor. This luxurious space features a large bedroom, a coffee station/wet bar, and a spacious deck overlooking the backyard and park. The massive walk-in closet with designer built-ins and the breathtaking ensuite bath are highlights. Flooded with natural light, the ensuite bath boasts a huge double vanity, a striking black soaker tub, an oversized tile-surround steam shower, and elegant floor tiles that extend up the walls for added drama. The fully finished basement offers the fourth bedroom with a large closet, a stylish full bath with bold black tiles, a designated home gym, and a media room with an adjacent wet bar, perfect for entertaining guests. Outside, the home presents a cozy front patio and an eye-catching exterior. The property is fully equipped with an elevator to service all four floors, adding a touch of convenience and accessibility. Close to major roadways, schools, and a wealth of local amenities, this home offers both luxury and practicality. Don't miss the opportunity to make this extraordinary property yours—book your showing today!

Inclusions:
Property Listed By:

n/a
eXp Realty

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













