



THE
A-TEAM

**RE/MAX
FIRST**

390 HENDON Drive, Calgary T2K 1Z7

MLS® #: **A2155302**

Area: **Highwood**

Listing Date: **08/06/24**

List Price: **\$1,125,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,945 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,862**
Low Sqft:
Ttl Sqft: **1,862**

DOM

43
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Landscaped**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**

Sewer:
Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction: **Brick,Concrete,Stucco,Wood Frame**

Flooring: **Carpet,Hardwood,Tile**

Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`5" x 12`9"
Dining Room	Main	14`10" x 10`4"
Walk-In Closet	Upper	9`4" x 3`7"
Bedroom	Upper	10`4" x 11`0"
Laundry	Upper	6`2" x 5`3"

Room	Level	Dimensions
Kitchen	Main	16`4" x 11`10"
Bedroom - Primary	Upper	12`11" x 14`5"
Bedroom	Main	10`2" x 11`0"
Bonus Room	Upper	16`11" x 11`10"
Bedroom	Basement	9`9" x 12`4"

Bedroom	Basement	9`9" x 12`4"	Kitchen	Basement	10`5" x 7`5"
Living/Dining Room Combination	Basement	15`11" x 11`1"	Laundry	Basement	6`1" x 5`3"
2pc Bathroom	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper		4pc Bathroom	Basement	

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	3588 GY

Remarks

Pub Rmks: **Coming soon to HIGHWOOD! 2,605+ sq of total living space in this DETACHED INFILL w/ SOUTH EXPOSURE, an incredible LEGAL 2-BED BASEMENT SUITE (subject to permits & approval by the city), & SPACIOUS VAULTED CEILINGS & with an UPPER BONUS ROOM! Highwood offers your family a mature, quiet community w/ lots of parks, green spaces, & outdoor recreation options. Nestled between Nose Hill Park & Confederation Park means summer & winter activities are endless, while still being able to enjoy quick & easy access to shopping & amenities along 4th or 14th St! You're walking distance to Highwood School, Foundations for the Future Charter School, & Colonel Irvine School, w/ quick access to Deerfoot Trail off McKnight Blvd for travelling around the city. A grande entrance into the home starts w/ a large front foyer that leads into the front dining room & views across the main floor with engineered oak hardwood floors & a 10-ft painted ceiling. The dining room is both spacious & bright, w/ lots of South-facing windows. The central kitchen is upgraded and modern, with ceiling-height checkered white solid wood cabinetry, quartz countertops, a spacious corner pantry for tons of storage , coffee station, and a full-height quartz backsplash. A 10 ft long island sits in the centre w/ waterfall quartz, bar seating & lots of counter space, complete w/ a SS appliance package w/ a French door refrigerator, a gas cooktop, a built-in wall oven/microwave, & dishwasher. A large rear living room overlooks the backyard & centres on an inset gas fireplace w/ full-height tile surround framed by two tall windows on either side. The main floor is rounded out w/ oak hardwood rear mudroom w/ a bench & a closet , & a 2-pc powder room w/ designer lighting & modern vanity. Upstairs, a spacious bonus room is perfect for spreading out, a kids play area, or an amazing home office space. There are two secondary bedrooms w/ large windows & built-in closets, a main 4-pc bath w/ large vanity & tub/shower combo w/ tile surround, & a full laundry room w/ sink & tile floors. The contemporary primary suite enjoys large windows, an energy efficient VAULTED CEILING, a walk-in closet, & a luxurious 5-pc ensuite w/ a modern dual vanity, a walk-in shower w/ full tile surround, & private water closet. Downstairs, the LEGAL 2-BED SUITE (subject to final approval by the city) is the perfect mother-in-law suite or mortgage helper, w/ a secure, private entrance leading you into the suite, which features luxury vinyl plank flooring, 9-ft ceilings, separate laundry (w/ sink), two large bedrooms w/ closets, & a 4-pc bath. The living room has lots of space for an entertainment unit, w/ a lovely kitchen complete w/ lots of upper & lower cabinetry, quartz countertops, & an electric range w/ microwave. Outside, enjoy a good sized patio & double detached garage. This home is currently under construction with an estimated completion date at the end of August.**

Inclusions: **n/a**
Property Listed By: **RE/MAX House of Real Estate**

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