



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2127 VICTORIA Crescent, Calgary T2M 4E3**

MLS®#: **A2156606**      Area: **Banff Trail**      Listing Date: **08/09/24**      List Price: **\$1,998,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$152k, 01-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2022**      Abv Sqft: **3,347**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,467 sqft**      Ttl Sqft: **3,347**  
 Lot Shape:

DOM

**134**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **5.5 (5 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Street Lighting,Treed**  
 Park Feat: **Oversized,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Brick,Stucco**  
 Flooring: **Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Dryer,Gas Stove,Microwave,Washer,Wine Refrigerator**  
 Int Feat: **Bar,Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	20`11" x 10`8"	Dining Room	Main	13`3" x 11`7"
Living Room	Main	20`3" x 16`3"	Family Room	Basement	33`2" x 15`2"
Library	Upper	11`7" x 11`7"	Office	Main	15`5" x 10`1"
Laundry	Upper	6`9" x 6`7"	Mud Room	Main	6`6" x 5`11"
Exercise Room	Basement	19`8" x 10`2"	Bedroom - Primary	Third	20`4" x 16`11"
Bedroom	Upper	11`2" x 10`5"	Bedroom	Upper	11`7" x 10`6"

**Bedroom**  
**2pc Bathroom**  
**3pc Bathroom**  
**4pc Ensuite bath**

**Upper**  
**Main**  
**Upper**  
**Upper**

**11`10" x 11`3"**  
**0`0" x 0`0"**  
**0`0" x 0`0"**  
**0`0" x 0`0"**

**Bedroom**  
**3pc Bathroom**  
**4pc Ensuite bath**  
**5pc Ensuite bath**

**Basement**  
**Basement**  
**Upper**  
**Third**

**11`10" x 10`0"**  
**0`0" x 0`0"**  
**0`0" x 0`0"**  
**0`0" x 0`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310048**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Proudly presenting this 3-storey exquisite boutique masterpiece built by Hockaday Homes. Offering over 4,680 sq ft of developed living space, this incredible home is unlike any other and has been thoughtfully designed balancing function and flow. Inside features impressive millwork, stunning white oak herringbone hardwood floors, imported tiles from Spain and Italy, in-floor heat in all bathrooms, gracefully outfitted with all hardware from Banbury Lane, light fixtures from Restoration Hardware, and stylishly designed with a modern French Provincial aesthetic. A front home office provides built-in shelving, floor to ceiling windows, and is separate from the main living quarters for an ideal work space. An elegant dining room can accommodate the largest of gatherings and features custom built-ins and a wet bar. Adorned by an abundance of southern light from the oversized floor-ceiling windows, the living room showcases soaring 19' ceilings and a show stopping ornate 48" gas fireplace with European style mantle. Effortlessly transitioning off the living room is the well equipped kitchen featuring full height custom solid wood cabinetry, 9' double waterfall Brazilian quartzite countertops, Oversized farmhouse sink with Brazil knurled bridge faucet, 1200 cfm hoodfan, and a high-end appliance package including panelled Dacor Refrigerator and JennAir 48" 6-burner gas stove with griddle. Ascend to second level where the stunning hardwood floors continue. You'll find 3 generous bedrooms (2 with ensuites), a full bathroom, convenient laundry room and a built-in homework station overlooking the main floor. The entire 3rd floor is designated to the palatial primary retreat with double doors for the utmost privacy. This tranquil retreat invites you to unwind with a spacious sitting area and gas fireplace. The lavish ensuite is like no other with a large custom glass enclosed 8'x6' steam shower with dual shower heads plus rain shower, deep soaker tub, his/her sinks with waterfall edge quartz counters, and access to the bedroom-sized walk-in closet. Escape to your fully developed lower level with in-floor heat and a vast rec room that can accommodate a media room and game space complete with light-up quartzite wet bar. Sliding glass doors invite you into a grand fitness room with ample wall plugs for equipment. A fifth bedroom and full bath is ideal for guests or teens. A soft monochromatic palette and clean lines match beautifully with the impeccable finishes and exceptional quality found throughout the home. The South exposed backyard showcases a massive deck and expands out to include the oversized triple detached garage. Prime location in Banff Trail, located within a 5 minute walk to the C-Train station, 10 minute drive to the Foothills and Children's Hospitals, Tom Baker Cancer Centre, and the UofC. This high caliber home has been designed to not just be incredibly poignant but truly functional in every aspect and will have you love coming home each day for years to come.**

Inclusions:  
Property Listed By:

**Wine Fridge X2**  
**RE/MAX House of Real Estate**

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











