



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14894 24 Street, Calgary T3P 2J9**

MLS®#: **A2156687**

Area: **Moraine**

Listing Date: **08/17/24**

List Price: **\$672,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**  
Lot Information  
Lot Sz Ar: **2,731 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,491**  
Low Sqft:  
Ttl Sqft: **1,491**

DOM

**33**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Street Lighting,Rectangular Lot**  
Park Feat: **Alley Access,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**  
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 13`0"</b>
<b>Great Room</b>	<b>Main</b>	<b>12`6" x 16`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`10" x 7`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>10`2" x 5`6"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>6`8" x 5`10"</b>
<b>Laundry</b>	<b>Upper</b>	<b>4`4" x 5`8"</b>

Room	Level	Dimensions
<b>Breakfast Nook</b>	<b>Main</b>	<b>12`6" x 9`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`6" x 4`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 10`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 11`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 12`4"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>5`4" x 9`10"</b>

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-G**

Legal Desc:

**2410339**

Remarks

Pub Rmks:

**Welcome to the Newport 2 Prairie Style built by Broadview Homes; a fresh new floor plan offering 1491 Sq. Ft. The front door opens to a beautiful open concept great room, dining nook and kitchen with a seamless flow, this home has an expansive and comfortable living space! The kitchen is outfitted with a gas range, hood fan, stainless steel appliances, granite countertops and a centre island. Facing West, this home is full of natural light beaming through the large East/West windows. Upstairs holds 3 bedrooms, 2 full bathrooms, and a hall laundry to not take away from any of your living space. The primary bedroom is paired with a 4pc ensuite bathroom and a walk-in closet. The basement of this home includes rough-ins ready for a secondary suite subject to approval and permitting by the city/municipality with a separate side entrance, 9' ceilings, second furnace & HRV, kitchen rough-in & laundry room rough-in. Everything you could need is close by, with ample retail, schools, daycares, and grocery as well. With a short drive to Stony Trail, its never been easier to access all of Calgary from your front door. Hurry and book a showing at your brand new Broadview home today!**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX Crown**

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