



THE
A-TEAM

**RE/MAX
FIRST**

511 30 Street, Calgary T2N 2V4

MLS®#: **A2156696**

Area: **Parkdale**

Listing Date: **08/09/24**

List Price: **\$1,349,000**

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: **3,400 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,058**
Low Sqft:
Ttl Sqft: **2,058**

DOM

104
Layout
Beds: **4 (3 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Landscaped,See Remarks**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`0" x 5`11"	Mud Room	Main	4`9" x 7`0"
Living Room	Main	18`4" x 10`11"	Pantry	Main	8`6" x 6`0"
Kitchen	Main	19`0" x 10`1"	Dining Room	Main	10`1" x 15`0"
Bedroom	Upper	10`0" x 10`11"	Bedroom	Upper	9`10" x 12`0"
Laundry	Upper	6`0" x 8`2"	Bedroom - Primary	Upper	15`0" x 16`0"
3pc Ensuite bath	Upper	6`0" x 8`0"	3pc Ensuite bath	Upper	6`0" x 8`0"
5pc Ensuite bath	Upper	13`0" x 7`9"	Walk-In Closet	Upper	5`10" x 8`0"
Bedroom	Basement	10`4" x 10`0"	Furnace/Utility Room	Basement	10`7" x 6`0"
Game Room	Basement	23`5" x 14`6"	Office	Basement	7`4" x 10`0"
4pc Bathroom	Basement	5`6" x 11`0"			

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 8321AF
 Zoning: R-C2

Remarks

Pub Rmks: **Welcome to your dream home in Parkdale NW! This newly built masterpiece boasts an array of high-end upgrades and stylish features throughout. As you enter, you're greeted by a bright, open foyer complete with a built-in closet for all your coats and shoes. The main floor showcases a seamless open concept design, beginning with a sun-drenched dining area that flows effortlessly into a gourmet kitchen. The kitchen is a chef's delight, featuring a massive island with recessed lighting and top-of-the-line Thermador appliances. The living room exudes elegance with a custom fireplace and patio doors that open to a beautifully landscaped backyard, perfect for indoor-outdoor living. Upstairs, you'll discover three spacious bedrooms, each with its own en-suite bathroom featuring custom jet showers. The master bedroom is a serene retreat with vaulted ceilings and breathtaking views. The primary en-suite is designed with a spa-like ambiance, offering a dual vanity, a luxurious steam shower, and heated floors. An adjacent laundry room adds convenience to the upper floor. The fully finished basement enhances your living experience with its impressive 10 ft ceilings. It features a private office, an additional bedroom, and a full 4-piece washroom. The expansive recreational room, complete with a wet bar, is perfect for hosting guests or enjoying family time. This home is truly a blend of modern sophistication and comfort, offering everything you need to live in style and ease. Unbeatable location close to Foothills medical centre, the bow river, few minutes to downtown and trendy Kensington village.**

Inclusions: N/A
 Property Listed By: Royal LePage METRO

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