

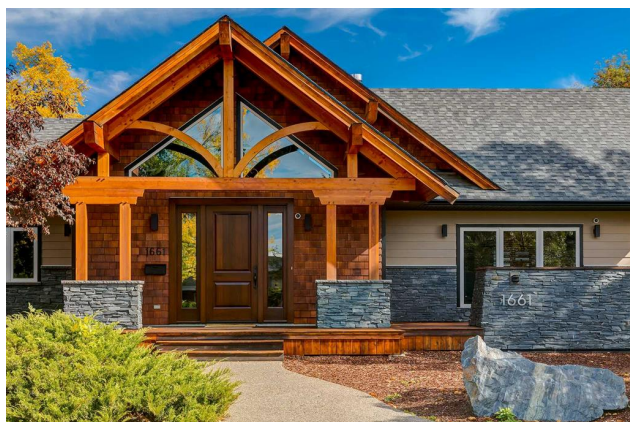


THE
A-TEAM

**RE/MAX
FIRST**

1661 ST ANDREWS Place, Calgary T2N 3Y4

MLS®#: **A2157566** Area: **St Andrews Heights** Listing Date: **08/13/24** List Price: **\$3,200,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1958**
Lot Information
 Lot Sz Ar: **11,356 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,278**
 Low Sqft:
 Ttl Sqft: **2,278**

DOM

112
Layout
 Beds: **4 (2 2)**
 Baths: **4.5 (4 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Corner Lot,Cul-De-Sac,Gazebo,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Irregular Lot,Landscaped,Paved,Pie Shaped Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Barbecue,BBQ gas line,Built-in Barbecue,Courtyard,Lighting,Outdoor Kitchen,Playground**

Construction: **Cedar,Composite Siding,Concrete,Log,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Electric Oven,Humidifier,Microwave,Oven-Built-In,Range Hood,Washer,Window Coverings**

Int Feat: **Bar,Built-in Features,Chandelier,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,Open Floorplan,Quartz Counters,Recreation Facilities,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`3" x 14`1"	6pc Ensuite bath	Main	7`10" x 18`8"
Walk-In Closet	Main	0`0" x 0`0"	Mud Room	Main	17`5" x 5`8"
Bedroom	Main	12`11" x 14`4"	Walk-In Closet	Main	11`1" x 6`5"
3pc Ensuite bath	Main	11`1" x 6`0"	2pc Bathroom	Main	4`11" x 5`6"

Entrance	Main	16`6" x 10`9"	Dining Room	Main	18`3" x 11`2"
Living Room	Main	18`3" x 13`11"	Eat in Kitchen	Main	19`5" x 17`1"
Media Room	Basement	30`6" x 14`7"	Game Room	Basement	11`1" x 8`1"
Foyer	Basement	21`2" x 19`0"	Den	Basement	17`8" x 9`8"
Wine Cellar	Basement	13`1" x 11`5"	Laundry	Basement	10`2" x 7`2"
3pc Bathroom	Basement	8`1" x 4`11"	Bedroom	Basement	18`0" x 15`4"
Bedroom	Basement	24`1" x 14`7"	4pc Ensuite bath	Basement	8`9" x 4`11"
Furnace/Utility Room	Basement	7`6" x 5`3"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **7536HK**

Zoning: **R-C1**

Remarks

Pub Rmks: **This stunning inner-city bungalow, situated on a 0.26-acre lot at the top of a hill, was designed by Hallett Architects. The property is surrounded by parks and green spaces, offering unparalleled privacy and breathtaking views. The current owner has invested significant time and money in improvements and transformations, resulting in one of the best curb appeals in the community. Two major improvements were made in 2016 and 2017, which are highlighted below: In 2016, the house underwent a complete redesign and upgrade. Exterior enhancements included a remodeled triple garage, stone siding, a high-end wooden front door, and repainted Hardy board siding. Inside, the floor plan and layout were reimagined, featuring a new kitchen with high-end stainless steel appliances, luxury wooden cabinets, a large island, a natural stone fireplace wall, and brand-new, high-end lighting fixtures. The entire basement was finished, adding a wine room, tea room, en-suite bedrooms, and a karaoke room with a bar. In 2017, the property was further enhanced with new landscaping and the addition of an extraordinary pavilion made of timber and stone, designed for year-round use. The front yard was redeveloped with low-maintenance stone and a powder-coated aluminum fence, giving the home a stylish and impressive appearance in the neighborhood. There are many more details to explore on-site. Please schedule a showing today to see this exceptional property for yourself.**

Inclusions: **N/A**
 Property Listed By: **CIR Realty**

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