



11326 87 Street, Calgary T3S 0A3

MLS® #: **A2157780** Area: **South Foothills** Listing Date: **08/20/24** List Price: **\$995,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **18,664 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,814**
 Low Sqft:
 Ttl Sqft: **1,814**

DOM

123
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **15**
 Garage Sz: **8**

Access: **Back Yard,City Lot,Fruit Trees/Shrub(s),Gazebo,Front Yard,Lawn,Landscaped,Private**
 Lot Feat: **Additional Parking,Driveway,Heated Garage,Insulated,Oversized,Parking Pad,Quad or More Detached,RV**
 Park Feat: **Access/Parking,RV Garage,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Septic Tank**
 Ext Feat: **Fire Pit,Garden,Private Entrance,Private Yard,Rain Barrel/Cistern(s),Storage**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Freezer,Garburator,Microwave Hood Fan,Refrigerator,Trash Compactor,Washer**
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,French Door,Granite Counters,High Ceilings,Jetted Tub,Natural Woodwork,Recessed Lighting,Sauna,Separate Entrance,Skylight(s),Soaking Tub,Storage,Track Lighting,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities: **Cable Available,Electricity Available,Natural Gas Available,Phone Available,Sewer Available,Water Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`5" x 14`7"	Kitchen	Main	14`3" x 9`10"
Dining Room	Main	14`8" x 9`1"	Sunroom/Solarium	Main	22`9" x 14`9"

Bedroom - Primary	Main	13`4" x 12`5"	Walk-In Closet	Main	7`0" x 3`8"
Other	Main	15`4" x 9`10"	Bedroom	Main	11`3" x 9`2"
Bedroom	Main	9`2" x 8`7"	Foyer	Main	10`2" x 4`3"
Laundry	Main	6`3" x 3`0"	4pc Bathroom	Main	11`0" x 7`5"
Other	Main	16`3" x 7`10"	Other	Main	9`8" x 7`10"
Other	Main	31`10" x 15`11"	Other	Main	13`7" x 13`7"
Play Room	Main	11`4" x 19`10"	2pc Bathroom	Main	5`1" x 4`3"
Storage	Main	22`5" x 9`6"	Family Room	Basement	18`8" x 13`11"
Bedroom	Basement	11`9" x 11`7"	Walk-In Closet	Basement	7`5" x 3`7"
Bedroom	Basement	17`8" x 11`9"	Walk-In Closet	Basement	6`5" x 4`4"
Flex Space	Basement	13`3" x 7`3"	Sauna	Basement	4`0" x 3`8"
Storage	Basement	13`4" x 7`2"	4pc Bathroom	Basement	9`5" x 7`7"
Furnace/Utility Room	Basement	12`7" x 7`5"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple (S-FUD)
Legal Desc: **4729L**

Remarks

Pub Rmks: **This 3157.83 Sq Ft Developed BUNGALOW has 5 Bedrooms, 2 ½ Bathrooms (incl/SHOP), 7 SHEDS, 2 CABINS, a Cube STORAGE (13'11" X 7'10" Exterior Dimensions), a MASSIVE 59'0" X 23'1" SHOP w/OVERHEAD Doors, 2 PARKING PADS (37'4" X 27'4", + a 49'3" X 17'3"), + a PLAYHOUSE, all on .43 of an ACRE!!! Walking up to the INVITING Porch, you will see the UNIQUE DETAILS of CREATIVITY, + STYLE incl/French Doors. Inside the SPACIOUS Foyer are CHEERY colors throughout, + HARDWOOD Flooring. The HUGE Living Room has a COZY Wood-burning Fireplace for those chilly nights, + it's GREAT for when GUESTS come over. The Dining Room is up a stair that can EASILY accommodate a LARGE table for meals, + LAUGHTER w/FAMILY, + FRIENDS as you make MEMORIES together. The Updated 2018 SLEEK Kitchen has an ARCHITECTURAL cut-out for a wall allowing in NATURAL Light, Floor-to-Ceiling Modern Espresso Cabinetry, GRANITE Countertops, Tiled Backsplash, + Black Appliances. Step into a HAVEN of the STUNNING Sunroom, designed to be a true RETREAT from the everyday. Featuring EXQUISITE hardwood throughout, this space boasts a 10'3" VAULTED Ceiling, 2 Sky Lights, Walls, + Floor all adorned in Rich, Natural Wood, creating a seamless atmosphere. A Corner Wood-Burning Stove adds CHARM, + WARMTH to this space. There are 2 doors leading to the Patio, Deck, + BBQ Patio. Down the hallway are the Laundry Room behind GORGEOUS STAINED GLASS Doors, the 2nd, + 3rd GOOD-SIZED Bedrooms, + the Primary Bedroom. There is a PRIVATE Deck off it for RELAXING over a Morning Coffee as you plan your day. The WALK-IN Closet, + a Tiled 4 pc EN-SUITE Bathroom has a Jetted Tub for soaking in after a long day, + a Standing Glass Shower. In the Basement is the Family Room w/Rich Natural Wood, + STONE accent walls giving it a place where LOVED ONES could have GAME, + MOVIE nights. The 4 pc Bathroom has a Soaker Tub, + a Standing Glass Shower. The 4th, + 5th Bedrooms have WALK-IN Closets for more STORAGE, + the Utility Room w/Sink, (OVERSIZED H2O 2019, Kinetico Filter System, Drinking Water System, 3 GPM Well {1991}, + Septic), a Flex Area, a Sauna, + a STORAGE Room completes the Full Basement. The roof was replaced in 2020, + a New Addition was added to the house in 2008. The Backyard has a Playhouse, a Fire Pit area for gazing up at a starry night, a Pond, + Metal Gazebo w/Fire Pit, 2 Cabins incl/Cabin Patio, + more!!! The Infrared Heat in SHOP (incl/2 Compressors/Working Benches/Shelving, + Refrigerator) has a 2 pc Bathroom, STORAGE, + there are 2 PARKING PADS. This HOME is PERFECT for the HOME-BASED BUSINESS (just a few steps away) allowing FLEXIBILITY, + CREATIVITY!!! EASY ACCESS to Stoney Trail, + Glenmore Trail. Approximately 7 min from South Trail Crossing (Shops of 130th), + less than 10 minutes to Deerfoot Trail. Book a showing TODAY!!!**

Inclusions: **2 Ceiling Fans, Fire Pit, Gazebo with Fire Pit, Instant H2O Hot Water, 2 Freezers in the Basement, Log Cabin, Play House, Refrigerator X 2 (1 in Kitchen, 1 in Shop) R/O System, Roll Down Blinds, 7 Sheds, Sauna, Tractor to cut lawn, TV in the Basement**

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











