



THE
A-TEAM

RE/MAX
FIRST

120 13 Street, Calgary T2E 4S1

MLS® #: **A2157840**

Area: **Renfrew**

Listing Date: **08/16/24**

List Price: **\$2,499,900**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 01-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **4,434 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **4,055**
Low Sqft:
Ttl Sqft: **4,055**

DOM

97
Layout
Beds: **5 (4 1)**
Baths: **5.5 (5 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Rectangular Lot,See Remarks,Views**
Park Feat: **Double Garage Detached,In Garage Electric Vehicle Charging Station(s),Insulated,Oversized**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting,Private Entrance,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Disposal,Dryer,Garage Control(s),Humidifier,Microwave,Washer,Wine Refrigerator**

Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Skylight(s),Soaking Tub,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	22`3" x 9`11"
Living Room	Main	21`0" x 16`7"
Foyer	Main	7`0" x 4`7"
Office	Main	11`2" x 11`0"
Laundry	Second	8`9" x 7`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`8" x 9`11"
Family Room	Basement	17`11" x 17`7"
Bonus Room	Second	18`6" x 14`11"
Laundry	Third	3`7" x 2`4"
Mud Room	Main	7`1" x 7`0"

Exercise Room	Basement	23`6" x 9`6"	Other	Basement	13`11" x 2`0"
Bedroom - Primary	Third	27`0" x 16`8"	Bedroom	Second	15`9" x 14`1"
Bedroom	Second	14`10" x 14`6"	Bedroom	Second	12`7" x 11`0"
Bedroom	Basement	14`2" x 13`6"	2pc Bathroom	Main	
3pc Bathroom	Basement		4pc Ensuite bath	Second	
4pc Ensuite bath	Second		4pc Bathroom	Second	
5pc Ensuite bath	Third				

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	8150AN

Remarks

Pub Rmks:	<p>BREATHTAKING PANORAMIC DOWNTOWN, CITY & MOUNTAIN VIEWS from this dazzling 4+1 bedroom home built by Silverpoint Custom Homes, offering over 5200 sq ft of luxurious developed living space. The open & airy main level presents wide plank hardwood floors, high ceilings & floor to ceiling windows that showcase a front dining area & living area anchored by a feature fireplace. Create culinary masterpieces in the kitchen that's tastefully finished with a huge waterfall island/eating bar, an abundance of storage space & Miele built-in appliances. A private office is tucked away just off the kitchen - perfect for those productive work-from-home days. Completing the main level is a mudroom & 2 piece powder room. Ascend the spectacular staircase, to the second level that hosts a spacious bonus room, 3 bedrooms (2 with a private balcony, walk-in closet & 4 piece ensuite). A 4 piece guest bath & laundry room with sink & storage are the finishing touches to the second level. A true opulent, private primary retreat encompasses the third level & features a massive bedroom & sitting area with huge balcony boasting awe-inspiring views plus a rotating pop-up TV & coffee station. The sumptuous 5 piece ensuite behind a hidden door, includes a large vanity with dual sinks, relaxing freestanding soaker tub with SmartGlass window which allows privacy or the opportunity to enjoy the views. There's also a dual spa shower with heated floor & shower bench. Tipping the scale, is the to-die-for dream closet/wardrobe with top-end storage solutions & laundry facilities. Basement development includes a spacious family/media room complete with wet bar & 2 floor to ceiling wine closets. A gym, fifth bedroom & 3 piece bath with steam shower are the finishing touches to the basement. Other notable features include central air conditioning, elevator to all levels of the home & Smart home features. Outside, enjoy the west facing front patio with fire table option plus the private back yard with deck, patio & plenty of space for a hot tub. Parking is a breeze with an oversized double detached garage with vehicle charging station. This magnificent home is idyllically located steps to Tom Campbell Hill, close to 2 golf courses, schools, shopping, the Calgary Zoo, historic Bridgeland restaurants & cafes & just minutes to the downtown core. Truly a home for the most discerning buyer!</p> <p>Inclusions: Property Listed By:</p> <p>Dyson vacuums, in-floor heat, Google home system with built-in speakers & music system, dryer, washer. RE/MAX Real Estate (Central)</p>
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











