



THE
A-TEAM

**RE/MAX
FIRST**

7211 KANANASKIS Drive, Calgary t2v2n3

MLS®#: **A2158363** Area: **Kelvin Grove** Listing Date: **08/16/24** List Price: **\$1,849,000**
 Status: **Pending** County: **Calgary** Change: **-\$51k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1963**
Lot Information
 Lot Sz Ar: **6,996 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,090**
 Low Sqft:
 Ttl Sqft: **3,090**

DOM

33
Layout
 Beds: **4 (4)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Private,Treed**
 Park Feat: **Aggregate,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Lighting,Private Yard**
 Construction: **Cement Fiber Board**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Freezer,Induction Cooktop,Microwave,Refrigerator,Washer/Dryer,Water Conditioner**
 Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 19`2"	Dining Room	Main	15`5" x 12`2"
Kitchen With Eating Area	Main	16`7" x 15`0"	Family Room	Main	14`11" x 27`10"
Foyer	Main	8`9" x 10`7"	Mud Room	Main	5`11" x 8`4"
2pc Bathroom	Main		Bedroom - Primary	Upper	25`1" x 3`0"
Bedroom	Upper	10`10" x 9`0"	Bedroom	Upper	11`9" x 13`10"
Bedroom	Upper	14`8" x 9`8"	Den	Upper	11`10" x 9`6"
Walk-In Closet	Upper	8`4" x 11`10"	4pc Bathroom	Upper	

3pc Ensuite bath
Hobby Room
Family Room

Upper
Lower
Lower

12`9" x 10`7"
25`1" x 14`8"

3pc Ensuite bath
Exercise Room
3pc Bathroom

Upper
Lower
Lower

17`8" x 14`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

1901JK

Remarks

Pub Rmks:

Nestled along the serene streets of Kananaskis Drive in Kelvin Grove, this expansive 2-storey home is a testament to refined family living. With its close-knit community and abundance of nearby amenities, Kelvin Grove offers an unparalleled quality of life. The extraordinary location is adjacent to major transportation arteries, Rockyview Hospital and neighbourhood schools, as well as an abundance of shopping at Kingsland Plaza & Chinook Mall, all just a short walk away. Heritage Park's historical charm beckons nearby, while the 16 km paved pathway around Glenmore Reservoir invites outdoor enthusiasts, seamlessly integrating into Calgary's extensive biking & walking network. Step into this captivating residence and instantly feel its exceptional appeal. The grand foyer, adorned with built-in bench seating, sets the stage for the warm and modern ambiance that emanates throughout. Designed with entertaining in mind, the open-concept layout seamlessly connects formal living and dining spaces, offering the perfect setting for both intimate family gatherings and hosting guests. At the heart of the home lies the stunning kitchen, boasting white and grey custom cabinets, granite countertops, and top-of-the-line stainless steel appliances, including an induction cooktop, wall oven, dishwasher, and KitchenAid fridge. Flowing effortlessly into the family room, this space is enhanced with huge windows, tall, coffered ceilings, and a built-in entertainment center, offering a seamless transition to the landscaped backyard oasis through French doors. Outside, a kayu batu deck, pergola-covered sitting area, and lush, professionally landscaped yard create the perfect retreat for tranquility, relaxation and entertaining. As you explore further, a gas fireplace graces the spacious living room, while the formal dining room dazzles with attractive ceiling detail. Upstairs, the master suite awaits, offering a spacious retreat with a large, vaulted sitting area, an ensuite with heated tile floors, plentiful cabinetry, and a custom walk-in closet. An additional primary suite on the upper level includes a walk-in ensuite and closet with heated tile floors overlooking the beautiful backyard. Two additional bedrooms, a 4-piece bath, and a den complete the upper level, providing abundant space for the entire family. Convenience meets functionality with the strategically located mudroom, complete with laundry facilities and generous storage. The developed basement offers additional living space, a wet bar, office, gym, and more generous storage, ensuring every need is met with ease. Other notable features include an extended double car garage, exposed aggregate driveway & sidewalk Control 4 system, security system, water softener, and maintenance-free exterior. This home offers more than just living space; it's a gateway to a thriving community and endless adventures.

Inclusions:
Property Listed By:

none
MaxWell Capital Realty

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

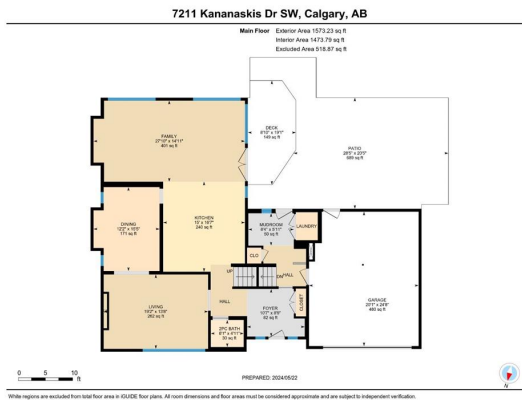




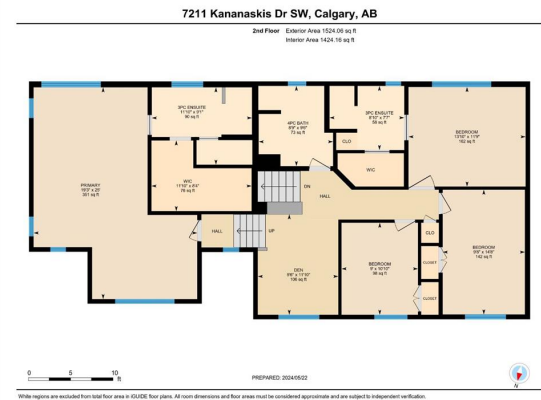








White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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