



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2417 52 Avenue, Calgary T3E 1K5**

MLS®#: **A2158839**      Area: **North Glenmore Park**      Listing Date: **08/30/24**      List Price: **\$999,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2018**  
Lot Information  
 Lot Sz Ar: **2,981 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Level,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **2,003**  
 Low Sqft:  
 Ttl Sqft: **2,003**

DOM

**20**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other,Private Yard**  
 Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsm: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
 Int Feat: **Bar,High Ceilings,Skylight(s),Vaulted Ceiling(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`5"</b>	<b>Other</b>	<b>Main</b>	<b>5`11" x 2`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`8" x 11`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`5" x 15`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 25`1"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`9" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`9" x 17`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 12`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 12`1"</b>	<b>Laundry</b>	<b>Second</b>	<b>6`6" x 5`0"</b>

Bedroom - Primary  
3pc Bathroom  
Bedroom  
Furnace/Utility Room

Second  
Basement  
Basement  
Basement

14`2" x 13`11"  
5`4" x 10`6"  
14`1" x 10`9"  
5`4" x 8`4"

Walk-In Closet  
Other  
Game Room

Second  
Basement  
Basement

6`2" x 8`4"  
9`6" x 4`7"  
19`8" x 18`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1811759**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**OPEN HOUSE Sun Sep 1, 2-4 pm. Located across from a park on a quiet, south-backing, tree-lined cul-de-sac in desirable North Glenmore Park, this elegant and purposefully built home epitomizes timeless modern style with functional, comfortable living at its core. This professionally landscaped, family home is an architectural gem showcasing exemplary craftsmanship and an abundance of natural light. Featuring white oak hardwood floors, custom cabinetry and built-ins, quartz countertops, high-end hardware and fixtures, pot lights, skylights, custom drapery and blinds, and designer lighting, the home's luxurious details are evident in every room. Designed with family living and entertaining in mind, the open-concept living room with a cozy fireplace and wet bar seamlessly connects to an outdoor deck, complete with a pergola and sail shades for both sun and shade seekers. A comfortable separate dining area at the front of the home flows effortlessly into the chef's kitchen, equipped with top-of-the-line stainless steel appliances. Upstairs, you will find an office with custom built ins and three luxuriously appointed bedrooms, including a master suite with a private ensuite bathroom and walk-in closet. Two additional bedrooms share a well-appointed bath, and a convenient laundry room with a sink completes the upper floor. The lower level is brightened by large windows and offers a media room with a wet bar, ample storage, and a fourth bedroom with its own bath and walk-in closet. The oversized mudroom, featuring custom cubbies, leads to an inviting, low-maintenance, private outdoor oasis and an insulated two-car garage. Close to the amenities and stores of Marda Loop and Lakeview Village, playgrounds, parks, and schools, and only five minutes from downtown, this home is truly one of a kind. Don't miss the opportunity to make it yours.**

Inclusions:  
Property Listed By:

**N/A**  
**Sotheby's International Realty Canada**

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











