



THE
A-TEAM

**RE/MAX
FIRST**

607 13A Street, Calgary T2E 4S4

MLS® #: **A2159153**

Area: **Renfrew**

Listing Date: **08/22/24**

List Price: **\$1,075,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1984**
Lot Information
Lot Sz Ar: **3,724 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,806**
Low Sqft:
Ttl Sqft: **1,806**

DOM

27
Layout
Beds: **3 (3)**
Baths: **4.0 (3 2)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot,Views**
Park Feat: **Carport,Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmnt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	20`9" x 14`6"	Kitchen	Main	16`4" x 10`2"
Dining Room	Main	8`2" x 10`2"	Mud Room	Main	8`2" x 5`6"
Loft	Upper	13`5" x 9`8"	Game Room	Basement	23`5" x 23`7"
Laundry	Basement	6`5" x 7`9"	Furnace/Utility Room	Basement	6`9" x 10`3"

**Bedroom - Primary
Bedroom
4pc Ensuite bath
4pc Bathroom**

**Main
Upper
Main
Upper**

**23`7" x 11`10"
19`10" x 9`7"
0`0" x 0`0"
0`0" x 0`0"**

**Bedroom
2pc Bathroom
3pc Ensuite bath
2pc Bathroom**

**Upper
Main
Upper
Basement**

**12`11" x 8`0"
0`0" x 0`0"
0`0" x 0`0"
0`0" x 0`0"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8150AN

Zoning:
R-C2

Remarks

Pub Rmks: **This exceptional custom-built home with great curb appeal, a walkout basement, a high-end design and numerous outdoor areas seamlessly combines casual sophistication with modern conveniences. Phenomenally located on a quiet street overlooking Bottomlands Park! An abundance of upscale upgrades, stylishly designed decor and luxurious extras throughout. Soaring vaulted ceilings, gleaming hardwood floors and a wide open floor plan create an airy atmosphere on the main floor. An entire wall of glass expertly frames those tranquil park views while relaxing in the living room. Patio sliders lead to the expansive upper deck with glass railings and a gas line so none of the views are obstructed while hosting summer barbeques. Inspiring culinary adventures, the chef's dream kitchen features a Professional Series Jenn-Air appliance package including a gas stove, titanium leather textured granite, custom solid wood cabinetry with soft close hinges and an oversized island to casually gather around. The primary oasis is on this level for ultimate privacy. A true owner's sanctuary thanks to the spacious design, custom walk-in closet and luxurious ensuite boasting heated floors, dual sinks, a 3-headed rain shower, a smart steam shower and under cabinet accent lighting. Ascend the elegant glass-railed staircase illuminated by a gorgeous chandelier to the upper level loft. This flexible space is perfect for a home office with outstanding views and an easy work/life balance. The upper level is home to 2 additional bedrooms each with their own bathroom, no need to share! The grandeur continues into the finished walkout basement. Host games and movie nights in the massive rec room or simply unwind on cool winter nights in front of the sleek fireplace. Walk out to the covered patio and take in those incredible views from the soothing hot tub. All this plus an unsurpassable location within to schools, transit, several parks, extensive walking trails and every amenity. The zoo and science centre are a quick 2 minute drive away or head 3 minutes in the other direction to the Renfrew Athletic Park with a swimming pool, ice skating and an active community centre. Commutes will love that downtown is less than an 8 minute drive and outdoor enthusiasts will enjoy the quick 1 hour drive to the mountains. Truly an outstanding location for this extraordinary home!**

Inclusions: **ALL UNATTACHED GOODS ARE SOLD AS-IS WHERE-IS AND ARE NOT GUARANTEED AND NO REPRESENTATIONS OR WARRANTIES WHATSOEVER ARE GIVEN IN CONNECTION THEREWITH.**

Property Listed By: **Real Broker**

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