



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 GOVERNOR Drive, Calgary T3E4Y7**

MLS®#: **A2159598**

Area: **Glamorgan**

Listing Date: **09/03/24**

List Price: **\$999,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1957**

Finished Floor Area

Abv Sqft: **1,472**

Low Sqft:

Ttl Sqft: **1,472**

Lot Information

Lot Sz Ar: **5,887 sqft**

Lot Shape:

DOM

**15**

Layout

Beds: **4 (1 3 )**

Baths: **2.5 (2 1)**

Style: **4 Level Split**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Garden,Irregular Lot,Landscaped,Street Lighting,Yard Lights,Paved**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Flat**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Private Entrance,Rain Gutters,Uncovered Courtyard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Lower	13`2" x 20`10"
Bedroom	Basement	14`0" x 14`9"
5pc Bathroom	Basement	0`0" x 0`0"
Living Room	Main	15`0" x 17`1"
Kitchen	Main	12`6" x 20`2"
5pc Ensuite bath	Second	0`0" x 0`0"

Room	Level	Dimensions
Bedroom	Basement	16`10" x 7`9"
2pc Ensuite bath	Lower	0`0" x 0`0"
Dining Room	Main	11`10" x 14`0"
Breakfast Nook	Main	4`3" x 9`1"
Bedroom - Primary	Second	14`1" x 11`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7108HF**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Experience mid-century modern elegance in this exquisite home designed by architect David Yuen, located in the desirable Glamorgan neighborhood. Just steps from Glamorgan School, the outdoor rink, and Grafton Park, this residence boasts over 2,700 square feet of developed space with seamless indoor-outdoor living. The sunken living room features a Danish swiveling Morso wood-burning fireplace, while floor-to-ceiling windows and sliding doors flood the space with natural light. The open floorplan is adorned with Bamboo hardwood flooring and includes a gourmet kitchen with quartz counters, rich wood cabinetry, a six-burner Viking gas range, and a large island. The primary suite is a true oasis with an abundance of natural light and space, a luxurious ensuite with heated floors, double vanity, and a large glass door shower. Enjoy three separate private deck/patio areas, a backyard retreat with a built-in cedar barrel hot tub beneath a charming pergola, and an attached heated double garage. With its superb entertainment spaces and potential in-law suite currently functioning as an in-home salon, this home offers both comfort and versatility, all just a 10-minute drive from downtown.**

Inclusions:  
Property Listed By: **N/A.  
Coldwell Banker Mountain Central**

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













