



THE
A-TEAM

**RE/MAX
FIRST**

528 49 Avenue, Calgary T2S 1G5

MLS®#: **A2161636**

Area: **Elboya**

Listing Date: **09/20/24**

List Price: **\$1,970,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**

Finished Floor Area
Abv Sqft: **3,366**
Low Sqft:
Ttl Sqft: **3,366**

DOM

8
Layout
Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Private,Rectangular Lot,Treed**
Park Feat: **Double Garage Detached,Garage Door Opener,Heated Driveway**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Mud Room	Main	8`0" x 12`4"
Kitchen	Main	15`9" x 16`11"
Dining Room	Main	12`9" x 15`10"
2pc Bathroom	Main	6`6" x 4`4"
Game Room	Basement	26`6" x 35`4"
4pc Bathroom	Basement	9`3" x 7`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`9" x 25`5"
Foyer	Main	15`0" x 8`8"
Breakfast Nook	Main	9`6" x 6`8"
Furnace/Utility Room	Basement	12`3" x 16`6"
Bedroom	Basement	15`8" x 16`8"
Walk-In Closet	Second	11`11" x 10`1"

Walk-In Closet	Second	4`1" x 11`5"
Bedroom - Primary	Second	13`3" x 17`6"
Bedroom	Second	12`8" x 15`10"
Bedroom	Second	15`10" x 14`11"
5pc Ensuite bath	Second	6`5" x 11`5"
Office	Main	10`11" x 13`6"

Walk-In Closet	Second	8`9" x 6`1"
Laundry	Second	8`0" x 6`9"
Bedroom	Second	16`11" x 12`10"
5pc Ensuite bath	Second	12`6" x 14`6"
4pc Ensuite bath	Second	5`7" x 8`11"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	6153AC

Remarks

Pub Rmks: **Presenting the ultimate family home, nestled in the heart of Elboya, one of Calgary's most sought-after neighborhoods. Boasting over 4,900 square feet of developed living space, this executive residence offers a highly functional floor plan throughout including 4 upstairs bedrooms, each with an adjoining ensuite, plus a 5th bedroom and full bath in the fully finished basement. The home greets you with charming curb appeal, featuring a front covered seating area perfect for relaxing on warm summer nights. Inside, the main floor includes a spacious foyer, an elegant formal dining room, an office with stylish barn doors, and a recently renovated 2-piece powder room. The rear of the home showcases a stunning great room filled with natural light from floor-to-ceiling windows. The gourmet kitchen includes a center island, double ovens, a wine fridge, gas cooktop, and walk-in pantry. A custom-built breakfast nook adds character, and the adjoining family room, complete with a gas fireplace and extensive built-ins, opens onto a large rear deck and beautifully landscaped private yard with a heated double detached garage. The expansive mudroom, featuring lockers and storage, keeps everything organized for both family and pets. The upper level offers 4 spacious bedrooms, each with its own ensuite and ample closet space with built-in shelving. The luxurious master suite includes a 5-piece ensuite and a generous walk-in closet, along with a convenient laundry room featuring a double sink. The professionally finished lower level provides a 5th bedroom, 4-piece bath, storage, and a large recreation room with endless possibilities. Recent updates include two new furnaces, epoxy garage floors, added storage and roof cage, landscaping upgrades, deck reconstruction, new kitchen backsplash, powder room renovation, and more. Additional perks include central air conditioning. Located in a prime spot, this home is within walking distance to Elboya School, Stanley Park, Lina's, Browns Social House, and the shops at Britannia Mall. Plus, it's just minutes from Chinook Mall, Calgary Golf & Country Club, the Elbow River, and offers an easy commute to downtown.**

Inclusions: **Alarm equipment, TV's & brackets on main floor and master bedroom.**

Property Listed By: **RE/MAX Real Estate (Central)**

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













