



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5604 37 Street, Calgary T3E 4M6**

MLS®#: **A2161887**

Area: **Lakeview**

Listing Date: **08/31/24**

List Price: **\$974,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 15-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**2016**

Lot Information

Lot Sz Ar:

**3,713 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Landscaped,Rectangular Lot**

**Double Garage Detached,Insulated**

DOM

**82**

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: **In Floor,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Other**

Construction:

**Stone,Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat:

**High Ceilings,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`5" x 13`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 10`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 12`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>15`1" x 6`9"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`10" x 5`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>22`10" x 13`6"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`0" x 11`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`1" x 9`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`11"</b>
<b>Laundry</b>	<b>Upper</b>	<b>9`1" x 7`0"</b>	<b>5pc Bathroom</b>	<b>Upper</b>	<b>8`6" x 8`2"</b>
<b>Game Room</b>	<b>Basement</b>	<b>21`6" x 20`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`0" x 13`0"</b>

3pc Bathroom

Basement

10`10" x 4`11"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

15`2" x 8`6"

Title:  
**Fee Simple**  
Legal Desc:

**1711882**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**OPEN HOUSE THIS SUNDAY NOVEMBER 23 from 12-2pm!! Live in Lakeview in a newer modern home! The perfect combination of location with all the benefits of a newer property. This fully finished extensively upgraded two story semi-detached home offers a total of four bedrooms, four bathrooms, extensive upgrading, and an insulated/drywalled double detached garage. All three floors offer extra height (9ft and 10ft) ceilings with extra high vaulted ceiling on the top floor providing a tremendous feeling of space throughout this home. There are three bedrooms, two bathrooms, and a separate laundry room on the top floor. The spacious master suite has a sitting area with large windows and a private west facing balcony to take advantage of the amazing mountain view! There is a full ensuite with heated tile flooring, double sinks, free standing tub, and an oversized tile/glass shower. An open concept through the main floor with the soaring ceilings is fantastic for entertaining and day-to-day living. The front living room has a fireplace and offers some terrific mountain views. The upgraded kitchen is a great focal point for your new home. Wide plank hardwood, quartz counters, upgraded stainless steel appliances, and a large island is great for entertaining friends and family. The second living space (dining area) at the back of the home has a second fireplace as well. The lower level with fourth bedroom, full bathroom with an oversized shower, family room with a full wet bar - fridge - an exceptional wine room, complete your new living space. There is a patio area off the back of the home, leading you to your double car garage. If you are looking for the advantages of living in a newer property combined with a more central location in the community of Lakeview - do not miss this opportunity!**

Inclusions:  
Property Listed By:

**None**  
**RE/MAX Realty Professionals**

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











