



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)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,193

Year Built:

2016

Low Sqft:

Ttl Sqft:

2,193

Lot Information

Lot Sz Ar:

3,713 sqft

Lot Shape:

DOM

112

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Landscaped,Rectangular Lot

Park Feat:

Double Garage Detached,Insulated

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

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: **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: **None**
Property Listed By: **RE/MAX Realty Professionals**

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











