



THE
A-TEAM

**RE/MAX
FIRST**

2016 53 Avenue, Calgary T3E1K7

MLS®#: **A2162011** Area: **North Glenmore Park** Listing Date: **09/01/24** List Price: **\$2,099,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,844 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,965**
 Low Sqft:
 Ttl Sqft: **1,965**

DOM
17
Layout
 Beds: **4 (1 3)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow**

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

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Washer,Wine Refrigerator**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Vaulted Ceiling(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	14`8" x 9`9"	Nook	Main	11`0" x 10`0"
Kitchen	Main	16`0" x 20`0"	Dining Room	Main	11`0" x 19`0"
Living Room	Main	12`6" x 23`0"	Bedroom - Primary	Main	16`0" x 11`6"
Mud Room	Main	5`8" x 10`0"	5pc Ensuite bath	Main	11`11" x 11`3"
2pc Bathroom	Main	6`10" x 5`8"	Bedroom	Lower	12`7" x 10`8"
Bedroom	Lower	13`1" x 9`7"	Bedroom	Lower	12`0" x 11`0"

Office
Game Room
3pc Bathroom

Lower
Lower
Lower

12`0" x 9`0"
23`0" x 21`0"
5`11" x 10`5"

Exercise Room
4pc Bathroom

Lower
Lower

14`5" x 13`0"
8`11" x 9`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3401HR

Zoning:
R-C1

Remarks

Pub Rmks:

Luxury bungalow living in highly desirable North Glenmore Park! Built by inner city specialist, Calista Custom Builder, this new California meets Scandinavia Bungalow is a perfect blend of luxury living and cool minimalism. Sitting on a 50' x 117' lot in one of the best streets in North Glenmore Park surrounded by mature trees, this home is close to parks, schools, meters from the city and Glenmore reservoir trails with quick and easy access to 50th av and Crowchild, literally 5 min from DT. The open concept plan has beautiful white oak hardwood floors throughout and a gorgeous vaulted ceiling clad in natural hemlock. The main floor includes a south facing nook perfect for morning coffee, an evening cocktail and riveting conversations, a bright sun filled office, the impressive kitchen features gourmet Sub Zero & Miele appliances and an island with seating on both sides, spacious dining room and living room with stunning concrete fireplace. Side entrance has a generous mudroom and powder room. The primary bedroom is on the main floor with a beautiful en-suite and huge walk in closet and laundry. The downstairs is perfectly set up to include 3 good sized bedrooms, 2 bathrooms, another office/hobby room, a large exercise room with rubber flooring and massive mirror as well as an expansive rec room with wet bar well suited for entertaining and hanging out. Aside from the beautiful aesthetic of the home, there was no cost spared on the mechanical and build, from the meticulous construction to the spray foam to the high efficiency boiler run furnace and HRV system as well as in-floor heating and A/C, this home is energy efficient! The backyard offers a large grassy area, an oversized insulated garage and ample space for additional parking. With close to 4000 sq ft of developed space this gorgeous home and plan welcomes both families and empty nesters wanting to transition to single level living. Book your appointment today.

Inclusions:
Property Listed By:

none
Charles

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













