



THE
A-TEAM

**RE/MAX
FIRST**

248 NOTTINGHAM Road, Calgary T2K 5P4

MLS® #: **A2162100** Area: **North Haven Upper** Listing Date: **09/04/24** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1975**
Lot Information
 Lot Sz Ar: **5,844 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,048**
 Low Sqft:
 Ttl Sqft: **1,048**

DOM

14
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Environmental Reserve,Few Trees,Landscaped,Private,See Remarks,Views**
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

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

Construction: **Cement Fiber Board,Stone,Wood Frame**
 Flooring: **Carpet,Hardwood,Linoleum,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Breakfast Bar,Central Vacuum,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`2" x 4`11"	Kitchen	Main	19`0" x 15`0"
Living Room	Main	16`9" x 16`7"	Dining Room	Main	8`8" x 8`6"
Bedroom - Primary	Main	13`0" x 10`3"	Bedroom	Main	11`5" x 11`2"
3pc Bathroom	Basement	8`10" x 4`11"	Bedroom	Basement	12`4" x 10`9"
Bedroom	Basement	12`2" x 7`5"	Family Room	Basement	15`9" x 11`3"

**Game Room
Furnace/Utility Room**

**Basement
Basement**

**14`1" x 10`8"
5`8" x 3`3"**

Laundry

Basement

8`6" x 4`8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C1

7510568

Remarks

Pub Rmks:

Extensively renovated bi-level family home. 1048 Sq Ft of main floor living space with two bedrooms above and two more down, open kitchen, living and dining rooms. Walk out from the dining room through French patio doors to massive decking, hot tub and all kinds of room for your patio furniture. Would be so fun to entertain in this lovely home. Long list of recent upgrades with roughly \$200k invested to improve your new home over the past years. Most recent upgrades include but not limited to: white oak hardwood flooring, larch hardwood baseboards and trim, Dark maple cabinets, double granite sink and garburator, granite countertops (matching main floor bath) and plumbing fixtures, new stove, microwave hood-fan, refrigerator, built in dishwasher, 50 gal hot water tank, high efficiency furnace, wider than average gas-line supply to dwelling, 2 upgraded gas insert fireplaces, gas-line to deck and garage, PEX plumbing throughout home, new stairway railings, all new LUX PVC low e windows, new Lux doors to front and back, jet tub main floor, lower level tile surround walk-in shower, included murphy bed in lower bedroom, central vac, solid core wood doors, new carpeting down, fresh paint to entire interior of home, Hunter Douglas window treatments - these prior mentioned updates are all roughly 2011....since then added insulation c-200 rigid foam board, Hardie board composite siding to home, newer garage and matching shed, new eaves fascia and downspouts, new decking and sunken hot tub spanning the entire width of the dwelling, new French doors off semi formal dining room, custom designed main floor fireplace mantle with smart solutions for your hookups, exterior rock/stone to the exterior - these prior mentioned updates were approx. 2017...2022 and 2024 are new dishwasher, fridge, microwave hood-fan, maple hardwood to stairways and roof shingles to garage. So much to mention....what a great floorplan as well, wide open upstairs, lower level offers two more bedrooms, large gym/rec area and lower-level family room with built-in gas insert fireplace and mantle. Please do not miss the pictures, drone shots and virtual tour. The location is superior - glaring unobstructed views of Nose Hill Park with no properties across the road. Located on a very quiet low traffic button hook cul-de-sac. Two underground tunnel access entrances to Nose Hill Park at either end of the street. Loads of parking on the front road as well as the oversized double detached garage. Backyard has loads of green grass, large deck, massive garage and yard shed for the daily landscaping tools. Come and enjoy the serenity of this location and all the other incredible extras that this incredible property has to offer. All transit, major throughfares, schools, parks and shopping are very close and easy to access from this great North Haven location.

Inclusions:

Property Listed By:

**Hot tub and all accessories, yard shed, murphy bed and mattress in lower bedroom.
Century 21 PowerRealty.ca**

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