



THE
A-TEAM

**RE/MAX
FIRST**

7611 36 Avenue, Calgary T3B 1V2

MLS®#: **A2162287**

Area: **Bowness**

Listing Date: **09/05/24**

List Price: **\$815,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar: **3,681 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,001**
Low Sqft:
Ttl Sqft: **2,001**

DOM

13
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`5" x 10`7"
Dining Room	Main	11`6" x 10`10"
Foyer	Main	8`10" x 5`0"
Mud Room	Main	5`0" x 3`8"
Bedroom - Primary	Upper	15`3" x 13`8"
5pc Ensuite bath	Upper	14`0" x 6`11"
Bedroom	Upper	13`1" x 10`3"

Room	Level	Dimensions
Kitchen	Main	16`0" x 9`4"
Pantry	Main	6`4" x 4`1"
Office	Main	14`3" x 12`11"
2pc Bathroom	Main	6`6" x 4`11"
Walk-In Closet	Upper	9`9" x 6`10"
Bedroom	Upper	14`1" x 10`3"
Laundry	Upper	7`10" x 5`9"

**4pc Bathroom
Bedroom
Storage
Furnace/Utility Room**

**Upper
Basement
Basement
Basement**

**8`2" x 4`11"
12`10" x 11`9"
7`10" x 3`11"
11`11" x 5`11"**

**Family Room
Walk-In Closet
4pc Bathroom**

**Basement
Basement
Basement**

**19`9" x 16`5"
7`8" x 4`11"
7`7" x 4`11"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1014866

Zoning:
R-C2

Remarks

Pub Rmks: **Welcome to your dream home in the vibrant community of Bowness! This stunning 2-storey, fully developed residence boasts 4 spacious bedrooms and 3 full bathrooms, perfect for families of all sizes. Nestled on a quiet street, this home features a charming foyer with a welcoming bench, leading to a versatile office/den on the left—ideal for a productive home office. The main floor showcases beautiful hardwood flooring throughout, leading to a modern kitchen equipped with stainless steel appliances, a luxurious granite countertop, an island, and a convenient corner pantry, making it a haven for any home cook. The kitchen seamlessly opens up to the cozy family room, complete with a gas fireplace, perfect for those chilly evenings. Step outside to the spacious backyard, designed for low maintenance, where you can enjoy outdoor gatherings or simply relax. The double detached garage provides ample parking and storage. Upstairs, you will find an impressive primary bedroom featuring a 4-piece ensuite and a separate walk-in closet for all your storage needs. Two additional spacious bedrooms and another 4-piece bathroom offer comfort and privacy, while a convenient laundry room on this level adds to the home's functionality. The developed basement is a fantastic bonus, featuring a 4th bedroom and a full bathroom, making it perfect for guests or older children. The recreational room is a delightful space for family entertainment—ideal for movie nights or winter playtime. Bowness is a lively community with an array of amenities, including schools, parks, and scenic trails leading to the Bow River for outdoor enthusiasts. With easy access to major roads like Stoney Trail, this home offers the perfect blend of comfort and convenience. Don't miss your chance to own this wonderful property—schedule a viewing today!**

Inclusions:
Property Listed By:

**Built-In Dishwasher, All Window Coverings
Greater Property Group**

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









