

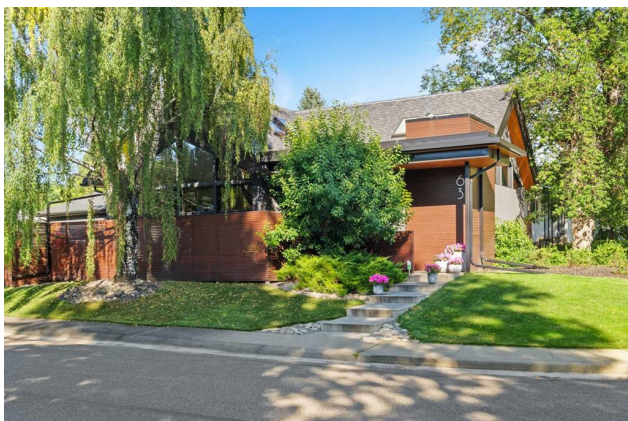


THE
A-TEAM

**RE/MAX
FIRST**

63 CHINOOK Drive, Calgary T2V 2P7

MLS® #: **A2162329** Area: **Chinook Park** Listing Date: **09/06/24** List Price: **\$1,350,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1959**
Lot Information
 Lot Sz Ar: **5,952 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,400**
 Low Sqft:
 Ttl Sqft: **1,400**

DOM

12
Layout
 Beds: **4 (2 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Street Lighting**
 Park Feat: **Alley Access,Double Garage Detached,Heated Garage,Insulated,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Oven-Built-In,Refrigerator,Tankless Water Heater,Washer**
 Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Quartz Counters,Recessed Lighting,Storage,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
Bedroom	Main	10`4" x 15`5"
Foyer	Main	8`1" x 5`5"
Living Room	Main	130`0" x 12`8"
3pc Ensuite bath	Basement	
Bedroom	Basement	13`0" x 11`1"
Game Room	Basement	11`3" x 18`8"

Room	Level	Dimensions
6pc Ensuite bath	Main	
Dining Room	Main	13`0" x 7`4"
Kitchen	Main	12`0" x 20`0"
Bedroom - Primary	Main	13`4" x 13`9"
Other	Basement	6`9" x 6`1"
Bedroom	Basement	13`11" x 12`5"
Exercise Room	Basement	10`0" x 12`3"

Office	Basement	6`9" x 9`2"	Furnace/Utility Room	Basement	10`6" x 3`3"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	5904HM

Remarks

Pub Rmks: **Experience the perfect blend of inner-city living and contemporary Mid-Century elegance in this Frank Lloyd Wright inspired masterpiece. Crafted to embody the principles of organic architecture, this home seamlessly integrates with its natural surroundings offering a harmonious blend of form and function. The intelligent design is breathtaking with every detail of this no-expense-spared recent transformation hand-selected by Susan Abramson of Toronto Designers, creating a home that looks like a magazine cover. A stunning louvred fence welcomes you framing the home's striking architectural peaks and manicured landscaping. Natural light floods every corner of the main floor, with expansive floor-to-ceiling windows showcasing the kitchen, a true centrepiece, sleek, built-in appliances and a large island designed for both cooking and casual dining. The book-matched walnut cabinetry is enhanced by leathered quartzite countertops and Zellige tile backsplash. The space also features a discrete coffee station, under-cabinet lighting & high-end appliances inc. an integrated Dacor refrigerator, all seamlessly integrated to create a refined yet functional kitchen environment. Guests will be enchanted by the exquisite grand dining island, offering seating for 12 - ideal for entertaining. The formal living room makes a striking impression, centred around a gas fireplace, elegantly framed by custom walnut bookshelves. Glass doors open to your own personal haven-an outdoor living area designed for relaxation & connection with nature inc. a Nordic custom barrel sauna with a HUMM remote/app electric heater. The master suite is an oasis, complete with an expansive built-in walnut wardrobe and a spacious walk-in closet. LOVE the sun drenched extraordinary 6-piece ensuite featuring heated penny tile flooring, motion sensor under vanity lighting, a free-standing soaker tub, and a steam shower adorned with imported terrazzo tile & pops of retro inspired colours - all connecting with designer detail. The property also features a 2nd bedroom with walnut built-ins and a new extension seamlessly integrated with the original bungalow. Additionally, you'll find a stylish powder room & convenient boot room with ample closet space tucked away. Lower level is just as impressive, featuring a spacious family/rec room accented by a unique, custom full-service bar complete with a dishwasher and a dedicated TV area. This level also includes a laundry room, 3rd & 4th bedrooms w/ custom walnut built-ins, 3-piece bathroom w/ heated tile floors. The expansive 24x28 heated detached garage is a true highlight featuring recessed lighting, vaulted ceilings and with its generous dimensions, it comfortably accommodates two vehicles of substantial size while providing ample space for additional storage/gym. Renowned for its picturesque streets and well-maintained parks, Chinook Park boasts a strong sense of community, located close to top-rated schools, shopping centers, and recreational facilities.**

Inclusions: **basement dishwasher, concrete fire table, concrete coffee table, outdoor sauna**

Property Listed By: **Century 21 Bamber Realty LTD.**

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





