



THE
A-TEAM

**RE/MAX
FIRST**

438 28 Avenue, Calgary T2M2K6

MLS®#: **A2163064**

Area: **Mount Pleasant**

Listing Date: **09/06/24**

List Price: **\$1,199,900**

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: **3,003 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Interior Lot,Treed**
Park Feat: **Double Garage Detached**

DOM

12
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Aluminum Siding ,Cement Fiber Board,ICFs (Insulated Concrete Forms),Metal Siding**

Flooring: **Carpet,Hardwood,Tile**

Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Induction Cooktop,Range Hood,Refrigerator,Washer**
Int Feat: **Bar,Built-in Features,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	13`0" x 11`8"	Bedroom	Upper	12`0" x 9`1"
Bedroom	Upper	11`0" x 10`2"	5pc Ensuite bath	Upper	
4pc Bathroom	Upper		2pc Bathroom	Main	
4pc Bathroom	Basement		Bedroom	Basement	11`6" x 12`3"
Dining Room	Main	15`7" x 9`5"	Kitchen	Main	21`0" x 8`6"
Living Room	Main	16`10" x 10`8"	Game Room	Basement	25`7" x 11`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

2617AG

Remarks

Pub Rmks: **Introducing your future home in Mount Pleasant - a stunning 4-bedroom, 3.5-bathroom detached residence that blends elegance with practicality. This newly completed property spans over 2,500 sqft and is ready for immediate possession. Meticulously crafted by renowned architect Darren Maillot (Designs by Maillot) and celebrated interior designer Amanda Hamilton (Amanda Hamilton Interior Design), this home is the epitome of sophistication. The open-concept layout, with 9-foot ceilings and beautiful engineered hardwood floors throughout, creates a welcoming and light-filled space. The kitchen is a chef's dream, offering custom cabinetry with soft-close features, high-end stainless steel appliances, and a layout designed for both functionality and style. Upstairs, you'll find a luxurious master bedroom complete with a spa-like ensuite, two additional bedrooms, and a convenient upstairs laundry room. The fully finished lower level is designed for entertainment, boasting a spacious recreation area, an additional bedroom, and a full bathroom. A custom wet bar adds to the perfect space for hosting family and friends. Nestled in the heart of Mount Pleasant, this home is a true gem within a vibrant community. Surrounded by mature trees, parks, and bike paths, it offers tranquility while being just moments from downtown. Enjoy walking access to local favourites like 4th Spot, Velvet Cafe, and the Mount Pleasant Arts Centre, along with nearby schools including King George Elementary, St. Joseph Elementary & Junior High, SAIT, and U of C.**

Inclusions:
Property Listed By: **N/A
Century 21 Bamber Realty LTD.**

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











