

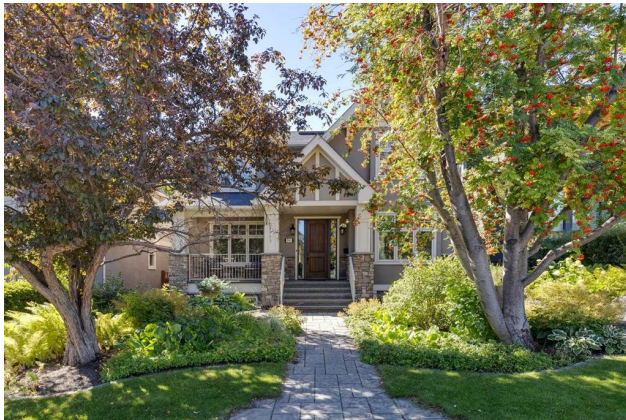


THE
A-TEAM

**RE/MAX
FIRST**

2811 12 Avenue, Calgary T2N1K9

MLS®#: **A2163123** Area: **St Andrews Heights** Listing Date: **09/09/24** List Price: **\$1,799,000**
 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: **6,006 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,720**
 Low Sqft:
 Ttl Sqft: **2,720**

DOM

10
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Many Trees,Private,Rectangular Lot**

Park Feat:

Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Oversized,Workshop in Garage

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer**
 Int Feat: **Bar,Bookcases,Breakfast Bar,Ceiling Fan(s),Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`10" x 15`3"	Dining Room	Main	15`0" x 12`0"
Living Room	Main	19`9" x 16`10"	Family Room	Basement	33`8" x 16`3"
Den	Main	13`9" x 12`5"	Game Room	Basement	13`3" x 11`9"
Bedroom - Primary	Second	19`9" x 13`8"	Bedroom	Second	14`10" x 12`2"
Bedroom	Second	13`4" x 12`5"	Bedroom	Basement	13`4" x 12`0"
2pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"

4pc Ensuite bath
5pc Ensuite bath

Second
Second

0`0" x 0`0"
0`0" x 0`0"

4pc Ensuite bath

Second

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7527GN

Zoning:
R-C1

Remarks

Pub Rmks:

This custom build home has an incredible attention to detail. Upgrades include - plywood exterior walls and sub floor , triple pane windows on the main and upper (double in basement), 9' ceilings on the main and basement (all bedrooms vaulted), 2 zone forced air for main and second floor infloor heat in the basement, solid mdf interior doors, sound-dampening insulation - 1. between the main and basement 2. 2pc bathroom on the main 3. upper level laundry room 4. gym in the basement. When you first enter the home you will love the impressive front entry. There is a custom built front hall closet armoire, hardwood stairs with runner, walnut flooring and feature railing with metal spindles. The dining room will accommodate large family gatherings and has a coffered ceiling with pot lights. There is a main floor den just off the front door with 4 built in shelf units with drawer/cabinet storage and a discreet printer drawer. The living room is an ideal size for entertaining with a 52" feature gas fireplace with updated facing. Kitchen offers an amazing amount of counter top working area, ceiling height cabinets, Wolf built in counter top gas stove, great sight lines into the rear yard and a circular breakfast bar on the island that can seat 6. Fantastic rear mudroom with locker system located right beside the 2pc bath. Lower level offers a good size family room with gas fireplace, tons of built in cabinets, wet bar with wine fridge, games area, gym with cork flooring and two windows, large bedroom with two windows, and a 3pc bath with oversized shower. The primary bedroom is huge and will fit any size bedroom set, has tons of windows, walk in closet with custom organizer, 5pc ensuite with heated floor and toilet that is enclosed. Both secondary bedrooms have their own 4pc ensuites, custom closet organizers and vaulted ceilings. The upper level laundry room has a craft/sewing area, 2 level counter top, tons of storage and is sound proofed. Lots of outdoor options including a front exposed aggregate porch, paving stone rear patio ideal for outdoor furniture, rear exposed aggregate porch and a storage shed that matches the house. Mechanical in this home includes HRV, electronic air filter, rough in utility sink in the basement storage area. Garage is 24'X26" with 2"X6" construction, has 8'X18' garage door, Calcana radiant ceiling heater, custom workbench with storage cabinets. This home is ideal for people with active teenagers and a handyman who loves his garage. Close to downtown, U of C and the Foothills and Children's hospital.

Inclusions:
Property Listed By:

**Freezer, workbench in garage, rear shed
MaxWell Capital Realty**

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





