



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3651 77 Street, Calgary T3B 6E3**

MLS®#: **A2163256**

Area: **Bowness**

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

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2013**

Lot Information

Lot Sz Ar: **5,112 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,852**  
Low Sqft:  
Ttl Sqft: **1,852**

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,Triangular Lot,Corner Lot,Front Yard,Lawn,Irregular Lot,Landscaped,Level,Other,Private,See Remarks**

Park Feat:

**Alley Access,Covered,Double Garage Detached,Enclosed,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Other,Oversized,Secured,See Remarks,Side By Side,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Fire Pit,Other,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Oven,Gas Stove,Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 5`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>13`1" x 9`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`4" x 15`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 8`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 11`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`6" x 11`2"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>12`4" x 12`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 20`3"</b>
<b>Mud Room</b>	<b>Main</b>	<b>9`3" x 6`4"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 10`1"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`11" x 4`11"</b>

**Bedroom  
Furnace/Utility Room**

**Lower  
Lower**

**9`8" x 11`2"  
10`2" x 8`7"**

**Game Room  
Workshop**  
Legal/Tax/Financial

**Lower  
Main**

**10`10" x 27`7"  
17`0" x 12`7"**

Title:  
**Fee Simple**  
Legal Desc:

**0915701**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**\*\*\*OPEN HOUSES: SATURDAY, SEPTEMBER 21 from 10:00AM-1:00PM & SUNDAY, SEPTEMBER 22 from 1:00-3:00PM!\*\*\* One-of-a-kind house, one-of-a-kind lot! Situated on an expansive 5,112-square-foot corner lot, this custom-built residence is unlike any other infill development! This exquisite property boasts 4 generously sized bedrooms and 3.5 spa-inspired bathrooms in over 2,700 square feet of fully developed living space! Here, you will find an array of top-tier finishes, including: Hardie board siding and stonework, granite countertops, stainless steel appliances, modern cabinetry with custom built-ins and pantry, open-riser staircase, walk-in glass shower with multi-jet features in the primary ensuite, diagonal hardwood flooring, upstairs laundry room (with sink and built in cabinetry), and a custom kid's playroom. The sprawling southeast facing backyard space is impressive, with a composite deck, concrete patio, dual spigot natural gas BBQ hookups, a firepit, mature shrubs for privacy, and the ultimate car enthusiast's oversized dream garage with a separate workshop space and elaborate indoor climbing wall! This house shows 10/10, reflects pride of ownership and is perfectly situated near to all amenities. This one won't last long - call now!**

Inclusions:  
Property Listed By:

**Electric Garage Heater, Work Bench in Workshop/Garage, TV Mounts & Brackets  
MaxWell Capital Realty**

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





















