

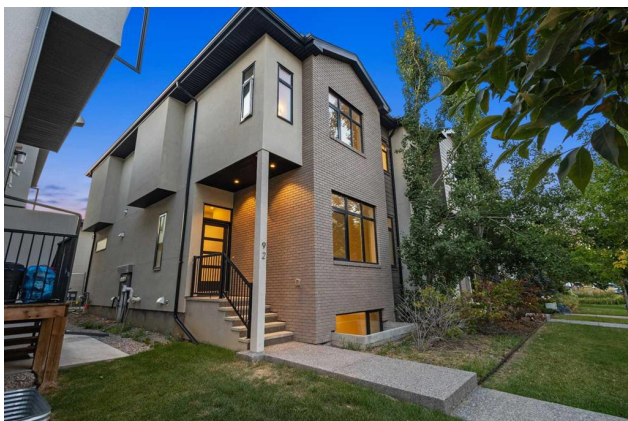


THE
A-TEAM

**RE/MAX
FIRST**

92 BURMA STAR Road, Calgary T3E 7Y4

MLS®#: **A2163472** Area: **Currie Barracks** Listing Date: **09/06/24** List Price: **\$1,059,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **2,755 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Front Yard,Landscaped,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached,Garage Door Opener,Insulated**

DOM

76
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Exhaust Fan,Forced Air,Humidity Control,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting,Private Entrance,Private Yard,Storage**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Chandelier,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Sump Pump(s),Walk-In Closet(s)**
 Utilities:

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`5" x 15`5"	Dining Room	Main	48`7" x 20`1"
Kitchen	Main	14`7" x 14`5"	Foyer	Main	8`4" x 4`0"
Mud Room	Main	7`8" x 4`8"	2pc Bathroom	Main	4`11" x 4`6"
Bedroom - Primary	Second	15`7" x 13`2"	Bedroom	Second	12`3" x 11`11"
Bedroom	Second	12`0" x 9`5"	Laundry	Second	7`2" x 5`11"
5pc Ensuite bath	Second	17`5" x 6`5"	4pc Bathroom	Second	8`3" x 5`10"

Bedroom
3pc Bathroom
Furnace/Utility Room

Basement
Basement
Basement

13`6" x 10`8"
9`5" x 5`11"
9`6" x 8`0"

Game Room
Storage

Basement
Basement

17`0" x 14`9"
17`0" x 5`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1312559

Zoning:
DC

Remarks

Pub Rmks:

****Open House on Saturday, Nov 23 from 11 am to 1 pm** You have now found this stunning infill designed by one of Calgary's leading developers, Slokker Homes and Porada Design Group! You can be assured that meticulous attention has been paid at every needed level to ensure that the maximum available living space has been realized in each room. You will find soaring 10-foot ceilings and, not to be outdone, the floors with gorgeous hardwood flooring throughout. The high-quality finishing chef-inspired kitchen includes a stainless-steel appliance package by FISHER & PAYKEL. Upstairs the master bedroom boasts a large ensuite bathroom with a separate bathtub and a walk-in closet. Next, we find two additional bedrooms thoughtfully placed and perfectly designed to include an all-inclusive laundry room complete with bright and abundant natural light. Bonus! The basement has been painstakingly renovated to include a guest bedroom, a 3pc bathroom, a custom-designed wet bar, an entertainment room, a bonus storage space plus finally, a utility room that includes in-floor heating rough-ins. Your new home includes a luxury Carriage 1 bedroom legal suite that includes a full kitchen, a 4 piece bathroom, and a laundry room. **The Carriage legal suite is an additional 498 sq ft that is not included in the RMS measurements. Room dimensions on the Carriage legal suite: Living Room: 10'11" X 10' 3", Kitchen: 9'9" X 9'0", Master Bedroom: 10'1" X 9'7." The RENT Potential is \$1,800 per month but is open to renegotiation at move-in and at the new owner's discretion. So, that means at YOUR discretion! And finally, the coup de grace! A thoughtfully and environmentally consciously planned and fully landscaped backyard that offers privacy via the inclusion of complete fencing to ensure 100% privacy occurs during summer BBQ's. Finally, as you have earned the well-deserved spoils of success you can be assured that the transition from your current home to this upgraded space will include easy access to shopping, schools, and transit you are minutes from vibrant downtown Calgary when that end of week 'night out' is needed. This home has it all and represents a rare opportunity for you to live in luxury in one of the city's nicest and most exclusive estate communities. Note that the " CARRIAGE LEGAL SUITE IS INCLUDED".**

Inclusions:
Property Listed By:

N/A
CIR Realty

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











