



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8315 CENTRE Street, Calgary T3K 1J5**

MLS®#: **A2163694** Area: **Beddington Heights** Listing Date: **09/06/24** List Price: **\$958,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2023** Abv Sqft: **1,457**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **4,176 sqft** Ttl Sqft: **1,457**  
 Lot Shape:

DOM

**12**  
Layout  
 Beds: **6 (3 3 )**  
 Baths: **4.5 (4 1)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air** Flooring: **Ceramic Tile,Vinyl Plank**  
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Microwave,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer**  
 Int Feat: **High Ceilings,Kitchen Island,Quartz Counters,Separate Entrance,Vinyl Windows**  
 Utilities:

Room Information

| Room             | Level | Dimensions    | Room              | Level | Dimensions    |
|------------------|-------|---------------|-------------------|-------|---------------|
| 2pc Ensuite bath | Main  | 5`0" x 5`1"   | 3pc Bathroom      | Main  | 9`5" x 5`1"   |
| 4pc Ensuite bath | Main  | 8`0" x 5`1"   | Bedroom           | Main  | 14`9" x 11`1" |
| Bedroom          | Main  | 12`3" x 10`4" | Breakfast Nook    | Main  | 11`1" x 5`6"  |
| Dining Room      | Main  | 11`1" x 9`4"  | Kitchen           | Main  | 15`1" x 16`1" |
| Living Room      | Main  | 14`0" x 15`2" | Bedroom - Primary | Main  | 13`8" x 21`4" |
| 4pc Ensuite bath | Lower | 7`11" x 5`0"  | 5pc Bathroom      | Lower | 13`4" x 5`1"  |
| Bedroom          | Lower | 13`4" x 20`1" | Bedroom           | Lower | 13`3" x 11`0" |

**Bedroom**  
**Game Room**

**Lower**  
**Lower**

**13`4" x 10`1"**  
**14`0" x 20`8"**

**Kitchen**  
**Furnace/Utility Room**  
Legal/Tax/Financial

**Lower**  
**Lower**

**14`0" x 9`10"**  
**15`6" x 14`6"**

Title:  
**Fee Simple**  
Legal Desc:

**7910575**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Welcome to this meticulously crafted bungalow, ideally located in a sought-after neighborhood just steps away from Co-op, Safeway, and a host of other amenities. This brand-new home boasts exceptional style and high-quality finishes, featuring 3 bedrooms and 2.5 bathrooms, including two luxurious ensuites on the main floor. Upon entering, you'll be greeted by soaring 10-foot ceilings that imbue the space with a sense of openness. The kitchen is a chef's dream, complete with elegant white-washed oak cabinetry, classic subway tiles, a spacious island, and a full suite of stainless steel appliances. The legally permitted basement is designed with versatility in mind, offering 3 additional bedrooms, 2 bathrooms, and a generous kitchen, making it an excellent opportunity for rental income or multi-generational living. Separate washer and dryer units enhance the functionality of this well-thought-out home, perfect for those looking to live upstairs and rent the lower level. Don't miss out on this exceptional property. Contact your realtor today to schedule a private viewing!**

Inclusions: **none**  
Property Listed By: **Grand Realty**

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