



THE
A-TEAM

**RE/MAX
FIRST**

111 28 Avenue, Calgary t2e2a9

MLS®#: **A2164115**

Area: **Tuxedo Park**

Listing Date: **10/04/24**

List Price: **\$973,000**

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: **2,997 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,841**

Low Sqft:

Ttl Sqft: **1,841**

DOM

60

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: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s),Wet Bar,Wired for Data**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	14`2" x 10`5"	Living Room	Main	16`10" x 11`8"
Kitchen	Main	18`9" x 11`8"	Laundry	Upper	6`9" x 6`10"
Bedroom - Primary	Upper	15`11" x 11`11"	Bedroom	Upper	16`6" x 9`7"
Bedroom	Upper	10`8" x 9`7"	2pc Bathroom	Main	5`4" x 5`1"
4pc Bathroom	Upper	8`7" x 4`11"	5pc Ensuite bath	Upper	9`1" x 6`9"
Pantry	Main	4`7" x 3`10"	Walk-In Closet	Upper	8`8" x 5`1"
Bedroom	Basement	14`6" x 10`2"	Game Room	Basement	20`11" x 14`6"

4pc Bathroom

Basement

7`9" x 4`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2617AG

Zoning:

R-CG

Remarks

Pub Rmks:

Welcome to this beautifully designed 2-storey detached home, perfectly situated in the vibrant community of Tuxedo Park. This home offers a harmonious blend of modern sophistication and cozy charm, making it an ideal haven for families and professionals alike. Key Features: Spacious & Bright: Enter through the inviting foyer to discover an open concept living space characterized by high ceilings and abundant natural light. The thoughtful layout creates a seamless flow between the living, dining, and kitchen areas—perfect for entertaining! Chef’s Delight Kitchen: The stylish kitchen boasts built-in features, sleek cabinetry, and top-of-the-line stainless steel appliances. Whether you’re hosting dinner parties or enjoying quiet family meals, this kitchen will inspire your culinary adventures. Luxurious Upper Level: Upstairs, you’ll find three spacious bedrooms, including a stunning master suite that offers a lavish 5-piece ensuite and a generous walk-in closet. Two additional well-appointed bedrooms share a modern 4-piece bath, ensuring comfort for the whole family. Convenient Upper Laundry: No more hauling laundry up and down stairs! The dedicated laundry room is conveniently located on the upper level for ultimate ease. Versatile Basement: The basement is designed for flexibility, featuring one bedroom and a full washroom, ideal for guests or as a private home office. Imagine transforming this space into a cozy rec room for family game nights or movie marathons! Outdoor Oasis: Step outside to your double detached garage and an easily maintainable yard, perfect for summer BBQs or relaxing evenings under the stars. This infill home is not just a property; it’s a lifestyle. Enjoy the vibrant community, with parks, schools, and shopping just moments away. Don’t miss your chance to own this stunning urban retreat in Tuxedo Park! Schedule your private showing today!

Inclusions:

Property Listed By:

n/a

PREP Realty

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