



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

**14**

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:

**n/a**

Property Listed By:

**PREP Realty**

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