



THE
A-TEAM

**RE/MAX
FIRST**

2836 12 Avenue, Calgary T2N 1K8

MLS®#: **A2164276** Area: **St Andrews Heights** Listing Date: **09/12/24** List Price: **\$1,699,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1954**
Lot Information
 Lot Sz Ar: **6,007 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,700**
 Low Sqft:
 Ttl Sqft: **1,700**

DOM

7
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Rectangular Lot**
 Park Feat: **Alley Access,Garage Faces Rear,Heated Garage,On Street,Oversized,Rear Drive,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Boiler,In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Permeable Paving,Private Yard**

Construction: **Composite Siding,Silent Floor Joists,Wood Frame**
 Flooring: **Hardwood,Other,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Freezer,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Conditioner,Water Purifier,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|----------|---------------|----------------|----------|----------------|
| Living Room | Main | 15`3" x 12`7" | Kitchen | Main | 19`1" x 18`4" |
| Pantry | Main | 5`7" x 4`10" | Dining Room | Main | 14`1" x 11`9" |
| Bedroom - Primary | Main | 12`8" x 11`5" | Walk-In Closet | Main | 10`3" x 7`3" |
| 5pc Ensuite bath | Main | 11`3" x 10`3" | Bedroom | Main | 10`4" x 9`1" |
| Foyer | Main | 10`0" x 4`8" | Mud Room | Main | 13`5" x 7`2" |
| Laundry | Main | 8`3" x 6`9" | 4pc Bathroom | Main | 9`7" x 4`11" |
| Family Room | Basement | 21`0" x 15`0" | Game Room | Basement | 17`9" x 10`10" |
| Bedroom | Basement | 17`9" x 14`9" | Bedroom | Basement | 17`2" x 11`0" |

**Kitchenette
Furnace/Utility Room**

**Basement
Basement**

**8`3" x 5`6"
22`7" x 10`5"**

4pc Bathroom

Basement

11`0" x 5`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7527GN

Zoning:
R-C1

Remarks

Pub Rmks:

The AMAZING BUNGALOW you have been waiting for! Taken down to FOUNDATION, this home was METICULOUSLY REBUILT including NEW roof trusses, framing, plumbing, electrical, a new ADDITION, all EXCEEDING builder standard. Step through the CUSTOM HEMLOCK door into OPEN floorplan. Engineered HICKORY HARDWOOD flooring provides both luxury and durability underfoot. Gas FIREPLACE with natural STONE w/CUSTOM BUILT-INS create an inviting space to gather. STUNNING kitchen is ready for ENTERTAINING or BAKING w/10-FOOT ISLAND w/PREP SINK, custom MAPLE CABINETRY w/ PULLOUTS, MAGIC ROLLOUT, QUARTZ counters, JENN-AIR appliance package & additional STORAGE. Formal DINING area with VIEW of COVERED DECK and peaceful backyard. WALK-IN PANTRY with adjustable shelving, LAUNDRY ROOM with UPRIGHT FREEZER, CLOSET, FOLDING QUARTZ counter, HANGING rod and SINK. MUDROOM for all the gear, ATTACHED to your DREAM GARAGE - TRIPLE tandem, 9'x8' doors, 12-foot ceiling height, WIRED for two electric hoist lifts, SIDE MOUNT overhead openers w/myQ app, IN-FLOOR HEAT, drain, LOTS of space for vehicles, workshop, hobbies. PRIMARY SUITE has room for KING bed, CUSTOM walk-thru closet w/POCKET doors lead to SOPHISTICATED ENSUITE retreat! HEATED floors, HEATED shower floor, HEATED shower bench, rain shower, relaxing SOAKER TUB, separate WATER CLOSET, privacy glass on window brings in lots of LIGHT, DBLE SINKS and MAPLE custom vanity. 2ND BEDROOM also makes spacious OFFICE w/3PCE bath adjacent. FULLY FINISHED LOWER level features another TWO OVERSIZED bedrooms, 4-PCE bath, extraordinary WET BAR with FULL fridge/freezer could be KITCHENETTE, MASSIVE REC and FAMILY ROOM. EPOXY FLOOR w/IN-FLOOR heat throughout is EASY CARE and PET friendly. Additional AUDIO VISUAL WIRING and LED LUTRON SMART lighting throughout including COVERED DECK w/ceiling fan & ready for TV. This IMPRESSIVE home has LONG LIST of UPGRADES & FEATURES, many components with WARRANTIES. All this with WALKABLE access to FOOTHILLS MEDICAL CENTRE, SCHOOL, U OF C, PATHS, the ridge, community amenities in COVETED St Andrew's. NO public open houses - private viewings only. Ask your agent for the SUPPLEMENT SPECS & book your showing today.

Inclusions:
Property Listed By:

**Ceiling fan on covered deck, assorted warranties
Royal LePage Solutions**

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













