



THE
A-TEAM

**RE/MAX
FIRST**

5039 NORRIS Road, Calgary T2K 5R6

MLS®#: **A2164412**

Area: **North Haven**

Listing Date: **09/17/24**

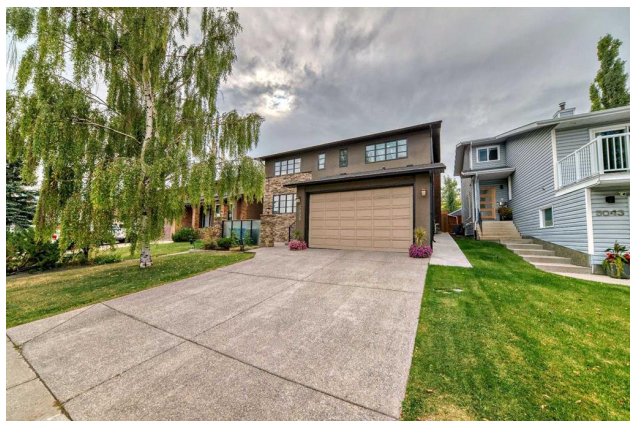
List Price: **\$1,350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar: **5,726 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,950**
Low Sqft:
Ttl Sqft: **2,950**

DOM

66
Layout
Beds: **3 (3)**
Baths: **4.0 (3 2)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Front Yard,Garden,Landscaped,Street Lighting,Yard Drainage**
Park Feat: **Covered,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Off Street,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Balcony,Garden,Lighting,Private Yard,Rain Gutters**

Construction: **Concrete,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Garage Control(s),Instant Hot Water,Microwave,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	16`4" x 12`10"
Kitchen	Main	14`1" x 15`8"
Walk-In Closet	Main	5`11" x 3`7"
Laundry	Main	6`7" x 14`4"
2pc Bathroom	Main	5`11" x 7`7"
4pc Ensuite bath	Upper	11`10" x 12`5"
Walk-In Closet	Upper	10`10" x 9`1"

Room	Level	Dimensions
Nook	Main	9`5" x 12`9"
Dining Room	Main	10`8" x 8`1"
Living Room	Main	14`6" x 14`6"
Entrance	Main	9`0" x 6`9"
Bedroom - Primary	Upper	15`10" x 12`9"
Balcony	Upper	15`4" x 5`3"
Bedroom	Upper	12`8" x 11`3"

3pc Ensuite bath	Upper	10`3" x 5`11"	Bedroom	Upper	15`1" x 9`6"
3pc Ensuite bath	Upper	5`0" x 9`2"	Office	Upper	14`0" x 9`5"
Bonus Room	Upper	13`10" x 16`4"	Flex Space	Basement	12`2" x 8`11"
Media Room	Basement	19`0" x 12`0"	Storage	Basement	19`6" x 13`9"
2pc Bathroom	Basement	7`2" x 4`3"	Furnace/Utility Room	Basement	8`8" x 5`8"
Storage	Basement	18`6" x 12`1"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8110572**

Zoning: **R-C1**

Remarks

Pub Rmks: **This perfect family home nestled in the mature community of North Haven, 10 minutes away from downtown is a gem. 5039 Norris Road has beautiful curb appeal with a driveway/ garage off the front street, and a private courtyard. As you enter the home you are greeted by a grand staircase that leads to an unexpected 2nd floor. The main floor, however has lots to offer to its new owner as it has a spacious living/dining room combo to the left of the entrance, which includes a large 3'4" x 9'7" dry bar. At the rear of the house, there is a large kitchen with new 2020 top of the line Kitchen Aid appliances such as a gas range stove, built-in microwave and oven plus soft close cabinet & drawers, as well as an oversize island which is great for hosting or dinning. Additionally, there is a built-in desk. The open concept kitchen allows for the homeowner to have full view of the sunken family room, which includes a gas fireplace, and built-in bookshelves. The main floor also offers a 2-piece bathroom, XL walk-in front closet, and laundry/mud room with built-in bench and coat hangers. The homeowner will also find an LG Styler Steamer Closet, which is included in the purchase of the home. In the double attached garage, the cement has been coated and there is potential for lots of storage. Upstairs, the homeowner will be greeted with a large bonus room, with an office, which could also double as a guest room, off to the side. There are also 3 master bedrooms. The largest of the 3 has a balcony overlooking the beautifully landscaped back yard, and Nose Hill Park. Back inside, there is a huge ensuite with a 11' vanity featuring double sinks and a makeup area. The bathroom also has a walk-in steam shower with a bench, plus 4 shower heads and private toilet room. As you travel through the ensuite you will enter the custom-built walk-in closet, perfect for a large wardrobe. There are 2 additional master bedrooms on the 2nd floor, both with ensuites. One of them having a large soaker tub, and the other a glass enclosed shower. While both bedrooms offer spacious closets, one of them has a walk-in closet with a window providing natural light. Down in the basement, at the bottom of the stairs there is a flex area. There's also a theater room with a 10' projection screen... perfect for movie night. There are 2 large storage rooms (one with an HRV unit) which can be finished to the new homeowners liking, potentially converting one into a wine cellar. There is also a well thought out utility room with another HRV unit, an instant hot water tank, and organized piping for the hot water baseboard heaters. A 2-piece bathroom completes the basement. The backyard has a large patio with mature landscaping and views of Nose Hill. This home is situated on a quiet street in a sought-after neighbourhood close to a walking tunnel that leads to Nose Hill Park, schools, shopping, main roads, community center, and the Winter Club.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Real Estate (Central)**

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









