



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5731 DALHOUSIE Drive, Calgary T3A 1T2**

MLS®#: **A2164513**

Area: **Dalhousie**

Listing Date: **09/27/24**

List Price: **\$849,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 22-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1973**  
Lot Information  
Lot Sz Ar: **6,318 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,118**  
Low Sqft:  
Ttl Sqft: **1,118**

DOM

**31**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Garden,Street Lighting,Rectangular Lot,Treed**  
Park Feat: **Double Garage Detached,Driveway,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Private Yard**

Construction: **Stucco,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s)**  
Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Storage,Walk-In Closet(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`6" x 11`7"
Dining Room	Main	9`9" x 8`10"
3pc Ensuite bath	Second	6`11" x 6`0"
Bedroom	Second	10`1" x 8`6"
Family Room	Basement	19`9" x 13`10"
Bedroom	Basement	10`0" x 9`10"
Furnace/Utility Room	Basement	22`1" x 13`1"

Room	Level	Dimensions
Kitchen	Main	13`9" x 12`2"
Bedroom - Primary	Second	13`3" x 12`5"
Bedroom	Second	10`2" x 8`10"
4pc Bathroom	Second	8`9" x 4`11"
Bedroom	Basement	17`0" x 10`11"
3pc Bathroom	Basement	8`9" x 4`11"

Title: **Fee Simple**  
 Zoning: **R-C1**  
 Legal Desc: **1779LK**

Remarks

Pub Rmks: **This extraordinary 4-level split home boasts over 2,000 sqft of meticulously designed living space, offering 5 spacious bedrooms, 3 luxurious bathrooms, and a double detached garage. Fully detached and completely renovated inside and out, this residence harmoniously blends modern luxury with timeless charm. Every detail has been thoughtfully curated, from designer finishes to brand-new lighting, windows, paint, appliances, and landscaping, ensuring a move-in-ready experience that radiates elegance and sophistication. Upon entering, you are greeted by a bright and open main floor, perfect for entertaining. The wide plank flooring stretches throughout the home, giving it a sleek and contemporary feel. The living room, featuring a cozy fireplace and custom-built shelving, invites you to relax and unwind, while the oversized front window bathes the space in natural light and offers a stunning view of the manicured front garden. The heart of the home is the chef's kitchen, designed for culinary excellence and effortless entertaining. Anchored by a large island with seating for three, the kitchen is a masterpiece of style and functionality. Crisp white counters and new paint provide a fresh, clean backdrop, beautifully accented by an artistic geometrical backsplash. New chic lighting, including stylish pendants and recessed lighting, adds a touch of modern elegance to both the dining room and kitchen areas. The upper floor is dedicated to relaxation, featuring a generously sized primary suite complete with a walk-in closet and a luxurious 3-piece ensuite with a walk-in shower. Two additional well-appointed bedrooms and a 4-piece main bathroom with a soothing soaker tub complete the upper level, offering plenty of space for family or guests. The fully finished basement extends the living space, offering a large family room with a second fireplace and wet bar, perfect for movie nights or casual gatherings. Two additional bedrooms and a 3-piece bathroom make this lower level ideal for extended family, guests, or a home office setup. A large utility room offers ample storage and functionality. Step outside to your private backyard oasis, where mature trees provide shade and privacy, and plenty of green space offers room for kids to play or for outdoor entertaining. The newly landscaped yard, complete with custom planter boxes, adds to the home's impeccable curb appeal. The side driveway leading to the double detached garage offers additional parking, perfect for an RV or boat. Nestled in the highly sought-after community of Dalhousie, this home offers the best of both worlds - a peaceful, family-friendly neighborhood with every amenity at your fingertips. You'll be minutes away from the LRT station, schools, shopping at Northland Mall, the Crowfoot YMCA, grocery stores, and much more. With a 1-year home warranty covering all work completed by Waveline Properties, this stunning home offers unparalleled comfort, style, and peace of mind.**

Inclusions: **none**  
 Property Listed By: **Town Residential**

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























