



THE
A-TEAM

**RE/MAX
FIRST**

126 GLADSTONE Gardens, Calgary T3E 7E4

MLS® #: **A2164893** Area: **Glamorgan** Listing Date: **09/12/24** List Price: **\$714,500**
 Status: **Active** County: **Calgary** Change: **-\$10k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1989**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,388**
 Low Sqft:
 Ttl Sqft: **1,388**

DOM

7

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Front Yard,Lawn,Garden,Greenbelt,No Neighbours Behind,Many Trees,Native Plants,Yard Drainage,Private**
 Park Feat: **Aggregate,Double Garage Detached,Driveway,Garage Door Opener,Garage Faces Front,Multiple Driveways**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Entrance**

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

Kitchen Appl: **Dishwasher,Microwave,Microwave Hood Fan,Oven,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s),Storage,Vaulted Ceiling(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`10" x 12`8"
Kitchen	Main	10`0" x 13`7"
Bedroom	Main	11`1" x 10`6"
Bedroom - Primary	Main	13`9" x 12`11"
Bonus Room	Lower	13`3" x 18`9"
Furnace/Utility Room	Lower	21`4" x 7`5"
Laundry	Main	7`11" x 5`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	14`10" x 9`8"
Breakfast Nook	Main	10`0" x 7`3"
4pc Bathroom	Main	9`7" x 4`11"
4pc Ensuite bath	Main	7`7" x 10`6"
Game Room	Lower	32`8" x 13`7"
Foyer	Main	5`0" x 14`4"
Office	Lower	18`9" x 13`0"

Storage	Lower	6`0" x 6`7"	Storage	Lower	5`5" x 13`8"
			Legal/Tax/Financial		

Condo Fee: \$534	Title: Fee Simple	Zoning: M-CG d37
	Fee Freq: Monthly	

Legal Desc:	9011098	Remarks
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Pub Rmks: **Welcome home to this beautifully renovated bungalow villa, where over 2700 sq feet of modern luxury and comfort come together in perfect harmony. With its soaring ceilings and open-concept design, this home offers a spacious, inviting atmosphere ideal for both relaxation and entertaining. Upon entering, you'll find a cozy living room featuring a gas fireplace that adds warmth and charm. The adjacent dining room seamlessly connects to the fully updated kitchen—a chef's dream with high-end appliances, elegant quartz countertops, and a convenient pull-up counter. A dinette area off the kitchen opens to a delightful back deck, enhancing the home's excellent flow and functionality. The main floor is thoughtfully designed with two generous bedrooms, including a large primary suite. The primary suite features a full ensuite bathroom with Jack and Jill sinks, a spacious shower, and an oversized closet. A second bedroom, along with a stylish 4-piece bathroom, provides ample accommodation for family and guests. Convenience is a key feature, with a well-appointed laundry room on the main floor that also serves as a mudroom and offers direct access to the attached 20-foot double garage. This garage provides ample space for vehicles and additional storage, enhancing the property's practicality. The basement of this villa offers large, open spaces with limitless potential. Whether you envision a big family room, additional bedrooms, a games room, a gym, or a personal retreat, this area can be customized to fit your needs. A charming woodstove adds a touch of coziness, making it a welcoming and functional space. An additional room on the lower level, complete with a closet, could easily serve as an extra bedroom or office; there is so much potential here! Two additional rooms provide ample storage and enhance the versatility of this lower level. During the renovation, plumbing was upgraded from PVC. This well-managed, no age restriction villa bungalow is not just a home but a canvas for your family's lifestyle. With its blend of sophistication, functionality, and potential, it offers a unique opportunity to create a living space that reflects your personal style. Located in the heart of the sought-after Glamorgan neighborhood, the property is across the street from Glamorgan Park, playgrounds, baseball diamonds, soccer fields, and more. Its convenient location provides quick access to Sarcee Trail, Glenmore Road, and Richmond Road, making it easily accessible by car or public transit. Don't miss the opportunity to make this stunning property your own—schedule a viewing today!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Realty Professionals**

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



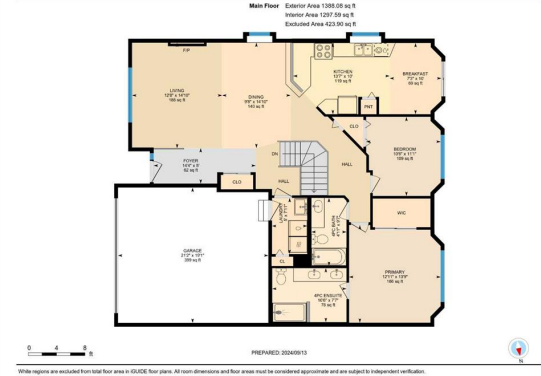








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Basement (Below Grade) Exterior Area 1310.89 sq ft
Interior Area 1193.71 sq ft



0 3 6 ft

PREPARED: 2024/09/13

While regions are excluded from total floor area in GUADE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.