



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**915 24 Avenue, Calgary T2M1Y2**

MLS®#: **A2165072**

Area: **Mount Pleasant**

Listing Date: **09/13/24**

List Price: **\$2,999,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2013**

Lot Information

Lot Sz Ar: **8,535 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,491**  
Low Sqft:  
Ttl Sqft: **3,491**

DOM

**6**  
Layout  
Beds: **5 (3 2 )**  
Baths: **6.0 (5 2)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Underground Sprinklers,Yard Lights,Rectangular Lot,Treed**  
Park Feat: **Quad or More Detached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Bar,Beamed Ceilings,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

| Room                 | Level           | Dimensions           |
|----------------------|-----------------|----------------------|
| <b>Kitchen</b>       | <b>Main</b>     | <b>17`3" x 16`0"</b> |
| <b>Pantry</b>        | <b>Main</b>     | <b>6`10" x 5`10"</b> |
| <b>Family Room</b>   | <b>Basement</b> | <b>30`1" x 16`8"</b> |
| <b>Office</b>        | <b>Main</b>     | <b>16`0" x 12`8"</b> |
| <b>Exercise Room</b> | <b>Basement</b> | <b>13`3" x 10`2"</b> |
| <b>Mud Room</b>      | <b>Main</b>     | <b>15`10" x 6`3"</b> |

| Room                        | Level           | Dimensions           |
|-----------------------------|-----------------|----------------------|
| <b>Dining Room</b>          | <b>Main</b>     | <b>16`3" x 10`6"</b> |
| <b>Living Room</b>          | <b>Main</b>     | <b>14`9" x 14`6"</b> |
| <b>Library</b>              | <b>Upper</b>    | <b>16`0" x 4`0"</b>  |
| <b>Flex Space</b>           | <b>Main</b>     | <b>12`8" x 12`0"</b> |
| <b>Laundry</b>              | <b>Upper</b>    | <b>10`9" x 5`11"</b> |
| <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>19`0" x 14`2"</b> |

|                                 |                 |                       |                         |                 |                       |
|---------------------------------|-----------------|-----------------------|-------------------------|-----------------|-----------------------|
| <b>Flex Space</b>               | <b>Basement</b> | <b>18`5" x 8`0"</b>   | <b>Wine Cellar</b>      | <b>Basement</b> | <b>9`6" x 6`0"</b>    |
| <b>Bedroom - Primary</b>        | <b>Upper</b>    | <b>15`5" x 13`9"</b>  | <b>Bedroom</b>          | <b>Upper</b>    | <b>16`0" x 12`10"</b> |
| <b>Bedroom</b>                  | <b>Upper</b>    | <b>15`10" x 14`0"</b> | <b>Bedroom</b>          | <b>Basement</b> | <b>12`2" x 10`9"</b>  |
| <b>Kitchen With Eating Area</b> | <b>Suite</b>    | <b>16`6" x 14`0"</b>  | <b>Bedroom</b>          | <b>Suite</b>    | <b>13`4" x 11`0"</b>  |
| <b>Laundry</b>                  | <b>Suite</b>    | <b>3`7" x 2`8"</b>    | <b>2pc Bathroom</b>     | <b>Main</b>     | <b>0`0" x 0`0"</b>    |
| <b>2pc Bathroom</b>             | <b>Main</b>     | <b>0`0" x 0`0"</b>    | <b>3pc Bathroom</b>     | <b>Basement</b> | <b>0`0" x 0`0"</b>    |
| <b>4pc Ensuite bath</b>         | <b>Upper</b>    | <b>0`0" x 0`0"</b>    | <b>3pc Ensuite bath</b> | <b>Upper</b>    | <b>0`0" x 0`0"</b>    |
| <b>6pc Ensuite bath</b>         | <b>Upper</b>    | <b>0`0" x 0`0"</b>    | <b>3pc Bathroom</b>     | <b>Suite</b>    | <b>0`0" x 0`0"</b>    |
| <b>Media Room</b>               | <b>Basement</b> | <b>19`5" x 14`3"</b>  |                         |                 |                       |

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 3246GI  
 Zoning: R-C2

Remarks

Pub Rmks: **Nestled in the coveted Mount Pleasant neighborhood, this exceptional custom home sits on a south-facing 181' deep lot, just steps from the scenic Confederation Park. A standout feature is the expansive \$550K 4-car garage, topped with a newly constructed legal carriage suite, epitomizing bespoke luxury. Designed by renowned architect John Haddon and meticulously crafted by Jason Jakeman of Essex Homes, this residence showcases high-end custom design, with interiors by the esteemed Ella Berry. Upon entry, the main level captivates with opulent engineered walnut floors and soaring ceilings. The front piano/music room features exquisite custom wainscoting, marble-like flooring, and luxurious wall treatments. A sleek glass-walled office/den leads to a dramatic 3-story spiral staircase, ascending to the library and hidden door or descending to the wine room. The grand living room, with a striking floor-to-ceiling stone fireplace, seamlessly flows into the dining area, which boasts elegant, beamed ceilings and sweeping views of the meticulously landscaped backyard. The home's lighting was thoughtfully designed to highlight art pieces throughout. The gourmet kitchen is a chef's dream, featuring bespoke wood cabinetry, luxurious granite countertops, an expansive island with seating, a built-in tech center, premium appliances, and a hidden butler's pantry. The main level also includes a stylish mudroom with ample storage and two sophisticated powder rooms. On the second level, Acacia hardwood floors lead to three opulent bedroom suites, each with custom walk-in closets and private ensuites. The primary retreat is a sanctuary with cedar vaulted ceilings, a cozy fireplace, and French doors opening to a Juliet balcony. It also features custom his-and-hers walk-in closets (hers designed to emulate the "Sex and the City" closet) and a lavish 6-piece ensuite with a concrete trough sink, a freestanding soaker tub with a ceiling-mounted waterfall faucet, and a double steam shower. The basement is an entertainer's paradise, with in-floor heating and custom acidized concrete floors. It includes a spacious family room with a fireplace, a large wet bar, a climate-controlled wine cellar, and a generously sized media room for movie or game nights. The space also features a fully equipped gym, a fourth bedroom, and a chic 3-piece bath.**

Inclusions: **All TV's and mounts, All AV and sound equipment, Rack and components, Pull down bar in gym, Projector, screen & movie posters in theatre room, Kinetic system, Basement bar built in dishwasher, Exterior speakers, Alarm hardware, All drapes. Carriage suite range hood, electric stove, fridge, built-in dishwasher, stacked washer/dryer, microwave.**

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

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











