



THE
A-TEAM

**RE/MAX
FIRST**

1504 4 Street, Calgary T2E 1E7

MLS®#: **A2165283** Area: **Renfrew** Listing Date: **09/12/24** List Price: **\$1,175,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,003 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,958**
 Low Sqft:
 Ttl Sqft: **1,958**

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Landscaped,Underground Sprinklers,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	19`7" x 13`9"	Dining Room	Main	15`1" x 10`5"
Living Room	Main	17`4" x 16`0"	Family Room	Basement	23`3" x 14`6"
Laundry	Upper	7`9" x 6`0"	Mud Room	Main	5`0" x 4`10"
Furnace/Utility Room	Basement	7`11" x 7`6"	Storage	Basement	8`4" x 3`2"
Bedroom - Primary	Upper	15`6" x 12`3"	Bedroom	Upper	13`0" x 9`9"
Bedroom	Upper	13`11" x 9`9"	Bedroom	Basement	14`6" x 10`8"

2pc Bathroom
4pc Bathroom

Main
Upper

0`0" x 0`0"
0`0" x 0`0"

4pc Bathroom
6pc Ensuite bath
Legal/Tax/Financial

Basement
Upper

0`0" x 0`0"
0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

791P

Zoning:
R-C2

Remarks

Pub Rmks:

Nestled on a tree-lined street in the established community of Renfrew, this residence built by Libra Homes is not your average infill, boasting luxury living at its finest, high quality specifications, superior modern finishing throughout, 3+1 bedrooms and over 2700 sq ft of sophisticated living space. The attractive exterior exudes curb appeal & is complemented by a west-facing patio that invites you into the main level adorned with wide plank hardwood floors, lofty ceilings, and an abundance of natural light from extensive window coverage. The airy dining area seamlessly transitions into the stunning kitchen, featuring quartz countertops, a cascading waterfall island with an eating bar, ample storage space, and a top-notch appliance package. The living room, with a floor-to-ceiling fireplace and built-ins, opens up to the kitchen, creating an ideal space for both family gatherings and entertaining. The main level is completed with a 2-piece powder room and a convenient mudroom. Ascend an open riser staircase with glass wall to discover the second level boasting 10' ceilings, three bedrooms, a stylish 4-piece bath, and a laundry room equipped with a sink and ample storage. The spacious primary bedroom is a sanctuary, featuring a vaulted ceiling, walk-in closet and a luxurious 6-piece ensuite with in-floor heating, dual sinks, a relaxing freestanding soaker tub, and a rejuvenating steam shower. Basement development includes a large family room with custom media room complete with built-ins & wet bar - perfect for game or movie nights. Additional basement features include a fourth bedroom, and a 4-piece bath. Other noteworthy features include central air conditioning, a Smart home system which controls lighting, sound, security & irrigation systems & superior modern finishing throughout. Outside, enjoy the private back yard with composite deck, low maintenance landscaping & access to the double detached garage. Revel in the central location, close to schools, parks, shopping, public transit, and effortless access to 16th Avenue & Edmonton Trail.

Inclusions:
Property Listed By:

None.
RE/MAX Real Estate (Central)

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











