



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**920 KERFOOT Crescent, Calgary T2V 2M7**

MLS®#: **A2165597**      Area: **Kelvin Grove**      Listing Date: **09/13/24**      List Price: **\$1,499,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1962**  
Lot Information  
 Lot Sz Ar: **6,996 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,293**  
 Low Sqft:  
 Ttl Sqft: **2,293**

DOM

**6**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.0 (2 2)**  
 Style: **2 Storey**

Parking

Ttl Park: **5**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Low Maintenance Landscape,Landscaped,Level,Many Trees,Private**  
 Park Feat: **Additional Parking,Double Garage Attached,Driveway,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Boiler,Natural Gas**  
 Sewer:  
 Ext Feat: **Other,Private Yard**

Construction: **Cedar,Mixed,Other**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Central Vacuum,Kitchen Island,Natural Woodwork,No Smoking Home,Quartz Counters,Recessed Lighting,Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Second	5`1" x 10`7"	4pc Bathroom	Second	4`11" x 11`6"
Bedroom	Second	9`11" x 10`8"	Bedroom	Second	15`5" x 11`5"
Bedroom	Second	10`6" x 11`6"	Bedroom - Primary	Second	187`11" x 11`11"
2pc Bathroom	Main	4`10" x 5`6"	Den	Main	14`11" x 12`0"
Dining Room	Main	16`4" x 10`0"	Kitchen	Main	16`4" x 12`6"
Laundry	Main	10`4" x 10`0"	Living Room	Main	24`3" x 14`5"
2pc Bathroom	Basement	5`7" x 4`7"	Bedroom	Basement	14`10" x 8`10"

Family Room

Basement

21`9" x 13`11"

Game Room

Basement

30`9" x 21`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**1179jk**

Remarks

Pub Rmks:

**Stunning 2300 square foot, 5 bedroom, 4 bath home situated on one of the best streets, in the highly sought after community of Kelvin Grove. This meticulously maintained house has recently undergone a complete renovation staying true to its roots with neutral colors and wood grain throughout. The main level is super bright, the well-thought-out renovations are an entertainers dream but still allows for privacy to work from home or multiple spaces for the kids to get away. The expansive kitchen has a large island, quartz countertops and stainless-steel appliances. The upper level has an elegant primary retreat with a recently updated ensuite, 3 additional bedrooms or 2 plus a fantastic office and a shared main newer bath. The full-size lower level is an amazing place for kids of any age to hang out, the family to watch movies and great guest quarters with their own bathroom. The home has a brand new hot water tank, all new LED lighting, hard-wired sound system and separate independent zone heating system. The 7000 square foot sunny, spacious and nicely landscaped backyard has a large raised deck off the kitchen and plenty of lawn for all of your activities. Not only is there a double attached garage with a driveway for 2 extra vehicles but the home also has an oversized single detached garage in the back that can be used as storage for all of your extra toys or even a workshop. The street is quiet enough to enjoy the family friendly neighbourhood from your front porch and situated close enough to walk to the brand-new CKE Community centre, outdoor rinks, recently completed tennis and pickleball courts and multiple schools for every age, plus plenty of parks and playgrounds are all within a short walk. Don't let this one get away!!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Realty Professionals**

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











