



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4175 28 Avenue, Calgary T3E 8A4**

MLS®#: **A2165712**

Area: **Glenbrook**

Listing Date: **09/19/24**

List Price: **\$1,299,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar: **4,391 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,529**  
Low Sqft:  
Ttl Sqft: **2,529**

DOM

**9**

Layout

Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Street Lighting**  
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Insulated**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Bar,Bookcases,Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 6`0"	Dining Room	Main	9`1" x 17`10"
Foyer	Main	8`0" x 9`11"	Kitchen	Main	12`5" x 17`10"
Living Room	Main	15`0" x 14`9"	Mud Room	Main	7`6" x 11`4"
Office	Main	8`7" x 14`10"	5pc Bathroom	Upper	9`0" x 13`3"
5pc Ensuite bath	Upper	14`7" x 12`6"	Bedroom	Upper	13`3" x 15`0"
Bedroom	Upper	13`5" x 15`0"	Laundry	Upper	9`1" x 7`5"
Bedroom - Primary	Upper	13`6" x 17`0"	Walk-In Closet	Upper	7`6" x 6`8"
5pc Bathroom	Basement	5`0" x 11`7"	Bedroom	Basement	11`7" x 15`8"
Bedroom	Basement	9`8" x 17`5"	Game Room	Basement	25`11" x 17`4"

Furnace/Utility Room

Basement

11`8" x 14`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C2

1611085

Remarks

Pub Rmks:

**Welcome to your beautifully crafted, one-of-a-kind custom home. Nestled on a quiet street, this home provides both luxury and incredible family amenities. This corner lot, adjacent to a community playground, gives you both privacy and extra space to live and play. This home boast many top of the line upgrades including home audio system throughout, 9' ceilings on every floor, central vacuum system, in-floor heating throughout the basement and central Air Conditioning. With over 4,000 ft<sup>2</sup> of total living space, you will enjoy your private oasis. The main level features a large entry flowing into a living room with a stone fire place, as well as a beautifully lit home office. The chef's dream kitchen contains a large central island, granite counters and floor to ceiling cabinets. Completing this space is a dining area with additional storage, wine rack and beverage fridge. Access your oversized double detached garage just off the mudroom and 2-piece main floor bath. Upstairs the large spaces continue with 3 huge bedrooms including a primary suite with soaker tub, separate glass shower, make-up station, water closet, in-floor heating and walk in closet. This floor is completed with a huge laundry room with storage, shelves and a separate wash station. Downstairs, the lower level features a sizable games, family and theatre room with a wet bar and full sized fridge. This floor also contains another 5-piece bath and two bedrooms. Outside, the fenced, fully landscaped yard, is a wonderful place to enjoy summer days. With generous spaces on both the west and east sides of the home, you have many options for places to enjoy including a raised deck and fire pit. To complete this home there are two additional park pads, so you can keep your RV and boat right at home. Many incredible schools are near and you can walk to the C-train in 10 minutes. This could also be a turnkey situation, as most of the furnishings are negotiable. Don't miss this incredible custom gem. For more details, and to see our 360 Tour, click the links below.**

Inclusions:

Property Listed By:

N/A

eXp Realty

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











