



THE A-TEAM

RE/MAX FIRST

615 19 Avenue, Calgary T2M 0Y9

MLS@#: A2166371 Area: Mount Pleasant Listing: 09/21/24 List Price: \$1,369,000
Status: Active County: Calgary Change: -\$10k, 13-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2022
Lot Information
Lot Sz Ar: 3,605 sqft
Lot Shape:

DOM

61
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Access:
Lot Feat: Rectangular Lot
Park Feat: Double Garage Detached

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Fireplace(s), Forced Air
Sewer:
Ext Feat: BBQ gas line

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

Kitchen Appl: Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Range Hood, Washer
Int Feat: Bar, Built-in Features, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Foyer, Bedroom, Laundry, 3pc Bathroom, Dining Room, 2pc Bathroom, Mud Room, Den, 5pc Ensuite bath, Walk-In Closet.

Walk-In Closet  
Other  
4pc Bathroom

Upper  
Lower  
Lower

5`5" x 5`4"  
15`1" x 8`5"  
8`6" x 7`11"

Game Room  
Bedroom  
Wine Cellar

Lower  
Lower  
Lower

16`8" x 13`3"  
10`8" x 10`7"  
8`7" x 5`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1812381**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Welcome to this stunning newly built custom home in Mount Pleasant. This luxury 3100sf living space was designed by Phase One Design and interior design completed by Paul Lavoie Group . Tastefully finished to very stylish high-end Fisher & Paykel build-in appliances. Welcome your guests with a build-in bench & closet in foyer. Oversized dining room with a large window almost the same size of the wall. L-shape kitchen finished with custom maple cabinet all the way to ceiling. Oversized island with Waterfall countertop. Build-in feature wall with a high end remote controlled linear fireplace and dynamic venting in living room. One of kind mud room that is bigger than a standard walk-in closet. Powder room features a flowing vanity with wall mount faucet. Open riser solid oak stairs with led step lighting. Bonus room on upper floor with nature light from window and skylight. Designer walk-in closet LED. Ensuite features steam custom shower, tile to ceiling with in-floor heating. Large laundry room finished with ceiling height cabinets and sink. Custom bar, entertainment build-in and flowing bottle design in wine cellar with led ambient lighting. Basement rough-in with in-floor heating. Two stage furnace with AC rough-in. 8 zone, 16 speakers and security system installed. Exposed concrete patio leading to garage. Exterior finished with aluminum siding, brick veneer & two tone stucco.**

Inclusions:  
Property Listed By:

**N/A**  
**Grand Realty**

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











