



THE
A-TEAM

**RE/MAX
FIRST**

615 19 Avenue, Calgary T2M 0Y9

MLS®#: **A2166371**

Area: **Mount Pleasant**

Listing Date: **09/21/24**

List Price: **\$1,399,000**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Access:

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

Finished Floor Area

Abv Sqft: **2,452**

Low Sqft:

Ttl Sqft: **2,452**

DOM

7

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	22`3" x 14`3"	Dining Room	Main	14`2" x 12`11"
Kitchen	Main	18`7" x 9`8"	2pc Bathroom	Main	6`3" x 4`11"
Foyer	Main	6`11" x 5`0"	Mud Room	Main	13`8" x 5`3"
Bedroom - Primary	Upper	14`5" x 12`1"	Bedroom	Upper	11`9" x 10`10"
Bedroom	Upper	11`4" x 10`11"	Den	Upper	10`11" x 10`3"
Laundry	Upper	9`9" x 5`10"	5pc Ensuite bath	Upper	17`9" x 7`8"
3pc Bathroom	Upper	9`9" x 4`11"	Walk-In Closet	Upper	10`5" x 7`5"

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











