



THE
A-TEAM

**RE/MAX
FIRST**

3235 100 Street, Calgary T3Z 2Y3

MLS® #: **A2166386**

Area: **NONE**

Listing Date: **09/16/24**

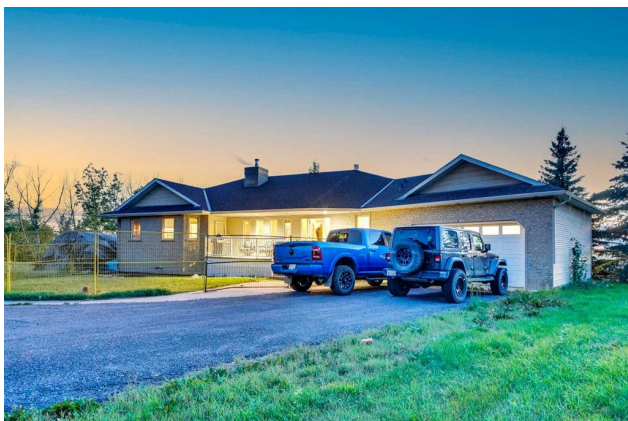
List Price: **\$1,899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**

Finished Floor Area

Abv Sqft: **2,318**
Low Sqft:
Ttl Sqft: **2,318**

DOM

59
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence, Bungalow**

Lot Information

Lot Sz Ar: **174,925 sqft**
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz: **4**

Access:

Lot Feat: **Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Low Maintenance Landscape, Yard Drainage, Rectangular Lot, Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Storage**

Construction: **Concrete, Wood Frame**
Flooring: **Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Wood Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`11" x 11`10"
Bedroom	Main	14`4" x 12`5"
Breakfast Nook	Main	17`6" x 7`11"
Foyer	Main	11`2" x 11`3"
Laundry	Main	10`5" x 7`3"
Bedroom - Primary	Main	17`3" x 14`9"

Room	Level	Dimensions
4pc Ensuite bath	Main	17`3" x 9`3"
Bedroom	Main	13`0" x 11`4"
Dining Room	Main	14`0" x 15`11"
Kitchen	Main	16`5" x 15`0"
Living Room	Main	31`6" x 17`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
S-FUD

9511215

Remarks

Pub Rmks:

PRIME ACREAGE: 4 Acres within Calgary City Limits! Discover this stunning custom-built walkout bungalow, perfectly positioned on 4 prime acres with breathtaking panoramic views. This property offers a rare combination of city convenience and peaceful country living. With over 2,300 sq. ft. of open-concept living on the main floor, vaulted ceilings, and expansive windows, this home is flooded with natural light. The spacious country kitchen features ample cupboard space, granite countertops, and a gas stove—ideal for family meals and entertaining. The living room, complete with a cozy gas fireplace, and the adjacent dining room both lead out to a large rear deck, perfect for enjoying the surrounding views. The main floor includes: A large master bedroom with a luxurious ensuite and walk-in closet Two additional bedrooms A full bath A convenient laundry room For vehicle and equipment enthusiasts, this property offers not one, but two incredible garages: A massive underdrive garage (38 x 24) with 2 double doors, rough-in for in-floor heating, and water hookups A main-level oversized double garage (27 x 24) In addition, the fully finished walkout basement includes a 2-bedroom illegal suite with a full bathroom, kitchen, and separate entrance—perfect for rental income or multi-generational living. This acreage is perfect for anyone seeking space for a home-based business or extra storage. The location provides quick and easy access to Glenmore and Stoney Trail, as well as nearby East Hills Shopping Centre. This property generates a substantial monthly rental income, offering an excellent return on investment. Perfect for investors seeking steady cash flow. Potential for further value appreciation in a prime location. Total Rent Income: \$9,200/monthly. Don't miss this one—schedule your viewing today!

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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



