



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**44 DALBROOK Bay, Calgary T3A 2G9**

MLS®#: **A2166454**      Area: **Dalhousie**      Listing Date: **09/17/24**      List Price: **\$1,180,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1979**  
Lot Information  
 Lot Sz Ar: **7,502 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,281**  
 Low Sqft:  
 Ttl Sqft: **3,281**

DOM

**2**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (3 0)**  
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,No Neighbours Behind,Landscaped,Many Trees,Private,Rectangular Lot**

Park Feat:

**Double Garage Attached,Heated Garage**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s),Storage,Vaulted Ceiling(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`9" x 9`0"
Dining Room	Main	9`9" x 15`2"
Great Room	Main	14`0" x 24`0"
Laundry	Main	7`3" x 8`7"
Bedroom - Primary	Third	11`10" x 15`2"
Bedroom	Third	8`7" x 11`4"

Room	Level	Dimensions
Kitchen	Main	11`6" x 15`2"
Living Room	Main	13`1" x 20`6"
Office	Main	15`0" x 17`11"
Bonus Room	Second	15`0" x 17`11"
Bedroom	Third	9`11" x 11`4"
3pc Bathroom	Main	4`7" x 7`3"

4pc Bathroom  
 Family Room  
 Game Room  
 Mud Room  
 Storage

Third  
 Lower  
 Basement  
 Basement  
 Basement

5`0" x 11`4"  
 14`4" x 17`3"  
 13`9" x 26`9"  
 6`10" x 8`5"  
 5`3" x 11`9"

4pc Ensuite bath  
 Den  
 Flex Space  
 Furnace/Utility Room

Third  
 Basement  
 Basement  
 Basement

11`4" x 12`1"  
 8`3" x 12`3"  
 10`1" x 12`8"  
 7`0" x 7`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**7711695**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**\*OPEN HOUSE(s) Saturday, September 21 from 2 pm to 4 pm and Sunday, September 22, from 11 am to 1 pm\*** Experience the epitome of luxury in this custom 4-level split-Wolf built masterpiece, nestled in the prestigious West Dalhousie neighbourhood and backing onto green space. With over 4,681 square feet of meticulously designed living space, this home is a sanctuary of elegance and comfort. Located in a serene cul-de-sac, the property boasts a sprawling yard with mature trees, offering both privacy and natural beauty. The main level welcomes you with a formal living room featuring a cozy wood-burning fireplace, and a formal dining room perfect for hosting. The sleek, stylish kitchen is a chef's dream, with double ovens, a gas stove, quartz countertops, heated tile flooring, and top-of-the-line stainless steel appliances. The vaulted family room is complete with a wet bar, skylights, and stunning floor-to-ceiling windows, providing a perfect space for relaxation and entertainment. A bright office with three skylights, a large mudroom/laundry room, and a 3-piece bath add to the home's functionality. Upstairs, the primary bedroom serves as a private retreat with his-and-hers closets, a luxurious 4-piece ensuite, and a secluded deck overlooking lush green space. Two additional spacious bedrooms and a 4-piece main bath complete this level. The professionally developed basement includes a large rec room, cold storage, and plenty of additional storage space. Outside, the mature, landscaped yard features a large deck ideal for entertaining, while the home's extras—such as two air conditioning units, three high-efficiency furnaces, and an oversized heated garage—ensure comfort and convenience. This home is not just a place to live—it's a lifestyle. Seize the opportunity to make it yours book your private viewing today or check out the 3D tour.

Inclusions:  
 Property Listed By:

na  
**eXp Realty**

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













