



THE
A-TEAM

**RE/MAX
FIRST**

5620 BAROC Road, Calgary T3A 4R4

MLS®#: **A2166776**

Area: **Dalhousie**

Listing Date: **09/20/24**

List Price: **\$2,475,000**

Status: **Active**

County: **Calgary**

Change: **-\$113k, 16-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1991**
Lot Information
Lot Sz Ar: **24,358 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **4,629**
Low Sqft:
Ttl Sqft: **4,629**

DOM

92
Layout
Beds: **5 (3 2)**
Baths: **5.5 (5 1)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **7**
Garage Sz: **3**

Access:
Lot Feat: **Back Yard, Landscaped, Many Trees, Rectangular Lot**
Park Feat: **Driveway, Garage Door Opener, Garage Faces Front, Triple Garage Attached**

Utilities and Features

Roof: **Flat, Membrane, Rubber**
Heating: **Boiler, Forced Air, Natural Gas, See Remarks**
Sewer:
Ext Feat: **Balcony, Built-in Barbecue, Other**

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

Kitchen Appl: **Bar Fridge, Built-In Freezer, Built-In Oven, Built-In Refrigerator, Dryer, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Other, Oven-Built-In, Range Hood, Refrigerator, See Remarks, Warming Drawer, Washer, Water Distiller, Water Softener, Window Coverings**
Int Feat: **Built-in Features, Central Vacuum, Chandelier, Double Vanity, Quartz Counters, Recessed Lighting, See Remarks, Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	24`8" x 18`0"
Kitchen	Main	19`0" x 16`8"
Dining Room	Main	17`7" x 14`3"
Bedroom - Primary	Main	21`0" x 14`1"
2pc Bathroom	Main	6`0" x 5`8"
Bedroom	Upper	17`8" x 16`7"

Room	Level	Dimensions
Family Room	Main	18`2" x 14`0"
Spice Kitchen	Main	11`9" x 10`4"
Breakfast Nook	Main	13`0" x 11`5"
5pc Ensuite bath	Main	16`1" x 14`2"
Laundry	Main	8`4" x 7`10"
3pc Ensuite bath	Upper	9`1" x 8`3"

Bedroom	Upper	28`0" x 14`11"	5pc Ensuite bath	Upper	10`4" x 8`0"
Foyer	Basement	18`6" x 7`5"	Mud Room	Basement	9`9" x 8`5"
Office	Basement	12`7" x 11`0"	Bedroom	Basement	17`7" x 14`0"
3pc Ensuite bath	Basement	9`8" x 4`9"	Bedroom	Basement	14`1" x 14`1"
Family Room	Basement	24`3" x 17`9"	Storage	Basement	9`1" x 7`8"
Media Room	Basement	25`1" x 11`8"	3pc Bathroom	Basement	11`1" x 4`9"
Furnace/Utility Room	Basement	18`1" x 11`8"	Furnace/Utility Room	Basement	11`11" x 4`2"
Other	Basement	5`3" x 3`11"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8910465**

Zoning: **R-C1**

Remarks

Pub Rmks: **Discover your private oasis, right in the heart of Dalhousie. Tucked away on a secluded 1/4-acre lot, well within the city limits. This remarkable home has been fully renovated from top to bottom, offering over 4500 ft.² of beautifully designed living space above grade, with an additional 2500 ft.² on the lower level—providing more than 7000 ft.² of luxury. Boasting one of the most grand staircases in a home that you'll encounter, featuring newly installed hardwood stairs & a balustrade railing that evokes the elegance of a castle. With approximately \$700,000 invested in renovations, every corner of this home is designed to impress. Stunning chef's kitchen is a true masterpiece, with custom full height cabinetry, plus a massive quartz kitchen island. High-end finishes include JennAir built-in wall oven, microwave, & food warming drawer, Electrolux gas stovetop range, full-size fridge & freezer, & a convenient bar fridge. Wasted space has been transformed into a fantastic new full-spice & baking kitchen, perfect for entertaining. Throughout the home, you'll find beautiful new hardwood & exquisite tile flooring spanning the entire home, new custom blinds throughout, accompanied by all-new plumbing, including state-of-the-art, hi-tech toilets. Illuminated by stunning new lighting fixtures, while several custom built-ins, striking feature walls, & integrated theatre systems have been added, nearly every detail has been considered to elevate this home to a truly exceptional standard. This home is ideal for large or multi-generational families, as well as those who love to entertain, with three spacious family & living rooms. Four of the five generously sized bedrooms feature private ensuites, each equipped with walk-in or custom-built closets. The primary bedroom suite has been transformed into a luxurious retreat, boasting a stunning new ensuite with double sinks, a large walk-in shower, a separate soaker tub, & an expansive walk-in closet. Two bedrooms are conveniently located off the front door on the ground level, the primary bedroom resides on the main floor, & two more exquisite bedrooms await on the second floor. Additionally, a luxurious private theatre room has been added, perfectly designed to accommodate the 98" TV & full surround sound system, creating the ultimate entertainment experience. Downstairs, the owners have invested tens of thousands of dollars upgrading the home's systems to ensure maximum efficiency and comfort. These updates include a new boiler system, boiler system pump, air handling unit, furnace, & manifolds, along with a new hot water tank & upgraded wiring. Including a must have triple car garage & huge driveway for loads of cars. Several overgrown trees have been removed, allowing the home to be admired from the road, while unveiling its full potential. Let your imagination take flight as you create the perfect outdoor oasis & make this expansive property your own.**

Inclusions: **2 Refrigerators, 1 Bar Refrigerator, 2 Built in Microwaves, 4 TV Wall Mounts**
 Property Listed By: **RE/MAX House of Real Estate**

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











