



THE
A-TEAM

**RE/MAX
FIRST**

4804 5 Avenue, Calgary T3C0C6

MLS®#: **A2166880**

Area: **Wildwood**

Listing Date: **09/19/24**

List Price: **\$1,999,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **6,006 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,813**

Low Sqft:

Ttl Sqft: **2,813**

DOM

0

Layout

Beds: **4 (3 1)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space**

Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Washer**

Int Feat: **Bar,Built-in Features,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	9`6" x 6`0"
4pc Ensuite bath	Second	8`2" x 5`1"
Bedroom	Second	14`4" x 10`7"
Bedroom - Primary	Second	19`6" x 13`0"
3pc Bathroom	Basement	9`0" x 5`0"
Exercise Room	Basement	12`8" x 10`11"

Room	Level	Dimensions
Office	Main	13`6" x 12`2"
4pc Ensuite bath	Second	8`3" x 5`3"
Bedroom	Second	14`4" x 10`7"
5pc Ensuite bath	Second	12`5" x 10`5"
Bedroom	Basement	12`6" x 10`10"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-C1

1164HJ

Remarks

Pub Rmks: *****Open House Saturday September 21 from 12:00pm to 2:00pm***Welcome to your Dream home! This Beautiful, Spacious house is situated on the Perfect 60 foot wide lot, which backs directly onto Wildwood's largest Park with a Playground and has an Attached Triple car garage! This home offers a Flawless blend of Style, Comfort, and Functionality. Situated in the Desirable community of Wildwood, this lovely property features a modern and open floor plan that is Great for entertaining guests and relaxing with Family. The Main floor features an Office with abundant natural light, which is Ideal for working from home. The gourmet kitchen is a chef's delight, complete with top-of-the-line appliances such as a 48-inch gas range, Panel Ready Built-in Fridge & Freezer, dishwasher, quartz countertops, a Porcelain Kitchen Backsplash and Hoodfan, and a large island for preparing meals and gathering with loved ones. The cozy living room is Perfect for unwinding by the fireplace after a long day. An expansive walk-through pantry stretches across the entire width of the kitchen, includes an extra Fridge Triple Car Garage, a spacious backyard, and a sizeable private Deck perfect for outdoor gatherings. This home boasts 4,134 square feet of Developed living space and has 4 bedrooms, including 3 on the upper floor each with their own Ensuities! Once you walk up to the second level, you enter an open space, perfect for a little lounge area. The Primary suite is a true oasis, with vaulted ceilings, built-in storage window seating, ideal for a reading nook, and a Luxurious Ensuite bathroom with a spa-like soaking tub, dual vanities, a Steam Shower and a spacious walk-in closet with a gorgeous wall-papered ceiling detail. An archway off the open space on the 2nd level leads you into what feels like a separate wing upstairs, including Two additional bedrooms with individual walk-in closets and a 4-piece ensuite in each room. The common area in the "wing" features built-in desks for two separate workspaces, perfect for a study & homework nook. The Large laundry room completes the upper floor by providing ample room for folding and hanging your clothes to dry. The lower level features another Bedroom, Bathroom with Heated Floors, enclosed glass wall Gym, Bar area, Wine Room and large storage room! This home also includes two high-efficiency furnaces and a tankless water heater! Wildwood is a fantastic community with excellent Schools and easy access to Downtown, Edworthy Park, Dog Parks, Bike Paths, and multiple Playgrounds. This home is a Must see, so don't miss this opportunity to make this stunning, completely custom house your new home. Schedule your private showing today!**

Inclusions: **N/A**
 Property Listed By: **eXp Realty**

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





