



THE
A-TEAM

**RE/MAX
FIRST**

3901 17 Street, Calgary T2T 4P3

MLS®#: **A2167136**

Area: **Altadore**

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

List Price: **\$1,699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **5,500 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,383**
Low Sqft:
Ttl Sqft: **2,383**

DOM

55
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Few Trees,Front Yard,Lawn,Landscaped,Rectangular Lot**
Park Feat: **Insulated,Oversized,Triple Garage Detached**

Utilities and Features

Roof: **Rubber**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Microwave Hood Fan,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Beamed Ceilings,Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Separate Entrance,Skylight(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	24`11" x 13`9"
Dining Room	Main	12`11" x 8`7"
2pc Bathroom	Main	5`4" x 4`11"
Mud Room	Main	7`3" x 6`4"
5pc Ensuite bath	Upper	11`5" x 8`8"
Bedroom	Upper	14`3" x 10`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`4" x 15`10"
Den	Main	11`11" x 11`9"
Foyer	Main	7`9" x 5`4"
Bedroom - Primary	Upper	13`0" x 12`2"
Bedroom	Upper	14`3" x 9`7"
Laundry	Upper	7`0" x 5`1"











