



THE
A-TEAM

**RE/MAX
FIRST**

2226 HALIFAX Crescent, Calgary T2M 4C9

MLS®#: **A2167174**

Area: **Banff Trail**

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

List Price: **\$1,285,000**

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: **3,379 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,340**

Low Sqft:

Ttl Sqft: **2,340**

DOM

16

Layout

Beds: **5 (3 2)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Interior Lot,Landscaped,Street Lighting,Rectangular Lot
220 Volt Wiring,Alley Access,Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,Plug-In,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Electric,In Floor Roughed-In,Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

See Remarks,Stucco,Wood Frame

Flooring:

Hardwood,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Oven-Built-In,Range Hood,Refrigerator**

Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`1" x 13`7"
Great Room	Main	15`1" x 20`8"
2pc Bathroom	Main	
Walk-In Closet	Upper	9`3" x 8`0"

Room	Level	Dimensions
Kitchen	Main	14`9" x 20`4"
Mud Room	Main	13`11" x 5`6"
Bedroom - Primary	Upper	14`7" x 15`7"
5pc Ensuite bath	Upper	

Laundry
Bedroom
Kitchen
Bedroom
Bedroom
3pc Ensuite bath

Upper
Upper
Basement
Basement
Basement
Basement

9`3" x 5`6"
11`0" x 14`0"
14`3" x 9`0"
10`9" x 10`9"
12`9" x 12`5"

4pc Bathroom
Bedroom
Furnace/Utility Room
Living Room
4pc Bathroom

Upper
Upper
Basement
Basement
Basement

11`5" x 12`9"
8`9" x 6`4"
10`9" x 15`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312111

Zoning:
R-CG

Remarks

Pub Rmks:

LAST UNIT REMAINING! Currently in finishing stage. Tired of the typical narrow, "shoebox" infills? Look no further. With an anticipated completion of Fall 2024, This beautifully appointed 3,255 sqft of developed space BRAND NEW DETACHED home is built on 28 foot frontage lot in Banff Trail, allowing the home to have that extra critical width that provides more space to move, furnish, and bring in natural light, and NO CARPETS THROUGHOUT. The Main floor has 10' CEILINGS, wide front entrance, an enormous dining area to fit a harvest table, luxurious kitchen with a 14' long island with a magnificent quartz countertop and cabinet doors on both sides (plenty of storage space for all your small kitchen appliances), 36 inch gas countertop stove, Impressive 48" WIDE FRIDGE, a living room with an opulent 60' GAS FIREPLACE with, built-ins and double sliding patio doors that opens to a maintenance-free, composite plank party deck. The mud room has sitting bench and hangers, and will face a conveniently located powder room. The highlight of the top floor is the Massive Primary bedroom with a spacious walk-in closet and a spa-like ensuite which will have a tiled shower, double vanity, and a free-standing tub. A wide hallway will separate the primary and both children's bedrooms and the bonus room area. There is also a top floor laundry room with a sink, wide hallway with bonus area space for a sitting area or office. What really makes this home a RARITY is the 2 Bed/ 2 Bath LEGAL BASEMENT SUITE. 200 AMP SERVICE TO HOUSE ensures there is enough power for house and a legal basement suite. The BASEMENT HAS A SEPARATE SIDE ENTRANCE, with sound reduction features in the ceiling, hookups for a private laundry, kitchen and living room (with a gas fireplace), ITS OWN FURNACE, roughed-in in-floor heating. Other features include GFCI OUTLETS BEHIND EVERY TOILET (required for heated bidets), 200 AMP service in home, HEATED (also insulated, drywalled and painted) GARAGE WITH 200 AMP SERVICE with an EV CHARGING RECEPTACLE. The home is situated on a lovely street full of manicured lawns, infills, and renovated original homes and just a SHORT WALK TO BANFF TRAIL and LIONS PARK C-TRAIN STATIONS, UNIVERSITY OF CALGARY, and community K-12 schools. Photos are from a recently finished project. Other Side Sold! Taxes on completed home not yet assessed.*Taxes on completed home not yet assessed.

Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

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

