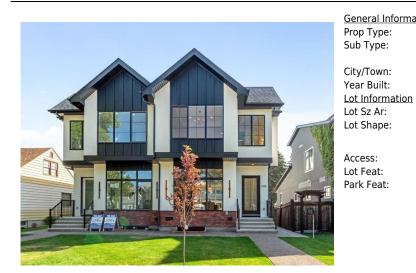


1112A REGENT Crescent, Calgary T2E 5J7

MLS®#: A2167189 Area: Renfrew Listing 09/19/24 List Price: **\$1,039,900**

Status: Active None County: Calgary Change: Association: Fort McMurray

Date:



General Information

Residential Prop Type:

Sub Type: Semi Detached (Half

> Duplex) Finished Floor Area Calgary Abv Saft: 1,799

2024 Low Sqft:

Ttl Sqft: 1,799

2.759 saft

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

10

Ttl Park: 2 2 Garage Sz:

5 (3 2)

3.5 (3 1)

2 Storey, Side by Side

Access:

Lot Feat: Back Lane, Back Yard, Rectangular Lot, See Remarks

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: **Private Yard** See Remarks, Stucco, Wood Frame

Carpet, Hardwood, See Remarks, Tile, Vinyl Plank

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer

Int Feat: Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Tray Ceiling(s), Vinyl Windows, Walk-In

Closet(s), Wired for Sound

Utilities:

Room Information

Room Level Dimensions Room Level **Dimensions Living Room** Main 12`10" x 14`11" Kitchen Main 14`10" x 16`5" **Dining Room** Main 12`6" x 10`6" 2pc Bathroom Main 5`7" x 4`11" **Bedroom - Primary** Upper 12`2" x 18`8" **Bedroom** 9`5" x 12`5" Upper **Bedroom** Upper 9`1" x 12`5" **Bonus Room** Upper 15`0" x 12`7"

 5pc Ensuite bath
 Upper
 8`0" x 14`6"

 Kitchen
 Basement
 14`11" x 7`7"

 Bedroom
 Basement
 9`1" x 11`3"

 3pc Bathroom
 Basement
 5`11" x 9`9"

4pc Bathroom Upper
Living/Dining Room Combination Basement
Bedroom Basement

7`9" x 4`11" 14`8" x 10`10" 11`11" x 9`10"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-C2

Legal Desc: **2411412**

Remarks

Pub Rmks:

Welcome to Renfrew with this brand new infill with a legalized basement suite with a separate entrance. This home features luxury finishes throughout with 5 bedrooms and 3-1/2 bathrooms, with approximately 2572sq/ft of developed space. The open concept main floor features 10ft ceilings with an open dining room and oversized windows throughout. The custom kitchen features a large island, with quartz countertops and comes with stainless steel kitchen-aid appliances which includes: a refrigerator, gas cooktop, built-in oven, dishwasher, microwave, and hood fan. The living room area features a gas fireplace with built in cabinets and large window overlooking the outdoor patio. The upper floor has 9ft ceilings, large primary bedroom with tray ceilings and attached 5 piece en-suite with undermount sinks, quartz counter tops, tile flooring, stand alone soaker tub, and large walk-in closet with built-in cabinets. The upper floor has 2 more additional bedrooms with large closets and a 4 piece bathroom, with a large bonus room for extra living space and the laundry room conveniently located on the top floor. The basement has 9 feet ceilings which has a 2 bedroom legal suite with its own kitchen, living room, bathroom and laundry. Enjoy your double car garage with extra space for storage and parking. This home is conveniently located with partial downtown views and is only a 7 minute drive to downtown, easy access to 16th avenue, Edmonton Trail, and Deerfoot Trail and walking distance to schools, parks and shopping centers. Call your favorite agent today!

Inclusions: N/A

Property Listed By: Grand Realty

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







