



THE
A-TEAM

**RE/MAX
FIRST**

2329B OSBORNE Crescent, Calgary T2T0Y7

MLS®#: **A2167405**

Area: **Richmond**

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

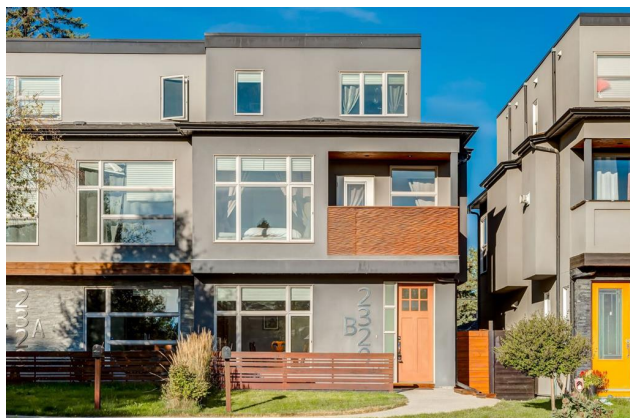
List Price: **\$999,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 29-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,416

Year Built:

2013

Low Sqft:

Ttl Sqft:

2,416

Lot Information

Lot Sz Ar:

2,906 sqft

Lot Shape:

DOM

64

Layout

Beds:

4 (3 1)

Baths:

4.5 (4 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard,City Lot,Front Yard,Low Maintenance Landscape,Interior Lot,Landscaped,Rectangular Lot

Park Feat:

Double Garage Detached,Garage Door Opener

Utilities and Features

Roof: **Rubber**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

Wood Frame

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Bar,Bookcases,Breakfast Bar,Closet Organizers,Double Vanity,Elevator,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`0" x 7`5"	Dining Room	Main	14`1" x 13`2"
Kitchen	Main	14`1" x 15`7"	Living Room	Main	19`2" x 13`2"
5pc Ensuite bath	Second	9`3" x 28`7"	Laundry	Second	9`9" x 7`4"
Bedroom - Primary	Second	19`6" x 15`1"	Walk-In Closet	Second	7`3" x 8`11"
Balcony	Second	9`9" x 3`6"	3pc Ensuite bath	Third	9`9" x 7`5"
4pc Ensuite bath	Third	7`3" x 6`8"	Walk-In Closet	Third	5`7" x 9`9"

4pc Bathroom
Other
Furnace/Utility Room
Bedroom

Basement
Basement
Basement
Third

7`11" x 5`1"
4`2" x 4`8"
9`0" x 8`7"
11`1" x 17`8"

Bedroom
Game Room
Bedroom

Basement
Basement
Third

18`7" x 12`7"
18`8" x 13`8"
11`5" x 9`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1411720

Zoning:
R-C2

Remarks

Pub Rmks: **Stunning inner-city custom built home, just 5 mins from DT!. 3000sf of premium living space with a total of 4 bedrooms, 3 of which have their own private ensuite. Take the striking staircase or perhaps the ELEVATOR to all levels of the home! Extensive built-ins, hardwood throughout all levels including the basement and staircase. The main floor offers a formal dining room, large custom kitchen with huge island, JennAir appliances quartz counters, undermount sinks and loads of cabinetry. The living room opens on a low maintenance fenced west facing rear yard with gas line for your BBQ or patio heater. The 2nd floor is home to the huge master retreat with sitting area, private east facing balcony, a truly spa-like ensuite, with heated floors, dual vanities, separate shower with corner soaker tub walk-in closet, and the laundry room is conveniently on the 2nd floor as well. The 3rd level consists of 2 additional bedrooms, each with its own ensuite. The lower level was designed with nanny or guests in mind and offers a spacious bedroom with walk-in closet, a 4piece bath, family room with wet bar & storage. The double detached garage is roughed in for heat and electrical for your electric car. There is also extra sound proofing for quiet living!**

Inclusions:
Property Listed By:

None
Bow Realty

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





