



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 JOHNSON Place, Calgary T3E 7S2**

MLS® #: **A2167473**      Area: **Garrison Green**      Listing Date: **09/20/24**      List Price: **\$1,649,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2006**

Lot Information

Lot Sz Ar: **4,833 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,616**  
 Low Sqft:  
 Ttl Sqft: **2,616**

DOM

**8**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Low Maintenance Landscape,Level,Street Lighting,Private,Views**

Park Feat:

**Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 12`0"	Kitchen	Main	17`10" x 9`2"
Dining Room	Main	14`10" x 13`7"	Breakfast Nook	Main	9`11" x 6`0"
Foyer	Main	9`3" x 4`11"	Mud Room	Main	9`4" x 4`11"
2pc Bathroom	Main	5`5" x 4`10"	Bonus Room	Upper	17`11" x 14`6"

<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`11" x 11`7"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>14`7" x 7`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`8" x 11`7"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`0" x 4`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`5" x 10`11"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`5" x 4`1"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`8" x 4`5"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`4" x 7`5"</b>
<b>Family Room</b>	<b>Basement</b>	<b>20`1" x 19`2"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>16`6" x 12`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`3" x 9`4"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`11" x 4`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>12`6" x 12`6"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-C1**  
 Legal Desc: **0512493**

Remarks

Pub Rmks: **This meticulously renovated, air conditioned, contemporary home offers a luxurious living experience in the heart of Garrison Green. Boasting over 350k in extensive renovations, every detail has been thoughtfully crafted to create a truly exceptional space. Step inside to discover a bright and open floor plan bathed in natural light. The formal dining room, accessible from the main foyer, sets the stage for elegant entertaining. Exquisite, custom porcelain tile floors guide you through the main level to the stunning gourmet kitchen and living area. The kitchen, a culinary enthusiast's dream, features high-end Miele built-in appliances, a spacious island with a waterfall countertop, custom European cabinetry, and heated floors. The open-concept design seamlessly integrates the living room, creating an ideal space for gatherings. A breakfast nook with patio doors offers easy access to the backyard where you can enjoy low-maintenance living as the backyard features a brick patio and direct access to the expansive park behind the home. The upper level boasts a spacious bonus room with soaring vaulted ceilings, creating a versatile space for entertaining or relaxation. Gorgeous herringbone hardwood floors guide you throughout the upper level. The primary bedroom is a private sanctuary, complete with a walk-in closet and a spa-like 5-piece ensuite. The ensuite features a luxurious rain shower, soaker tub, double vanities, and heated floors, providing a serene retreat after a long day. Two additional bedrooms, each with walk-in closets, and a 5-piece main bathroom with heated floors complete the upper level. A convenient laundry room on the upper level adds to the home's functionality. The fully finished basement boasts 9ft ceilings and offers ample space for entertaining, with a built-in speaker system in the family room. Two large bedrooms and a 3-piece main bathroom make this home perfect for growing families. Enjoy the convenience of a double attached garage for additional storage space. Nestled in a quiet cul-de-sac with park access and conveniently located near schools and amenities, this exceptional home is move-in ready and offers unparalleled value.**

Inclusions: **Refrigerator, Electric Stove, Dishwasher, Garburator, Hood Fan, Ceiling Fan, Washer, Dryer, Water Softener, AC Unit, Central Vacuum System plus Attachments**  
 Property Listed By: **Greater Property Group**

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



















