



THE
A-TEAM

**RE/MAX
FIRST**

916 KERFOOT Crescent, Calgary T2V 2M7

MLS®#: **A2167764** Area: **Kelvin Grove** Listing Date: **09/27/24** List Price: **\$1,695,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1962**
Lot Information
 Lot Sz Ar: **6,490 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,658**
 Low Sqft:
 Ttl Sqft: **2,658**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **5 Level Split**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Gazebo,Front Yard,Lawn,Garden,Landscaped,Level,Yard Lights,Rectangular Lot**
 Park Feat: **Driveway,Front Drive,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,In Floor,Fireplace(s),Forced Air,Zoned**
 Sewer:
 Ext Feat: **Barbecue,BBQ gas line,Dock,Garden,Lighting,Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Freezer,Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Bookcases,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Storage,Walk-In Closet(s)**

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`1" x 4`6"	Dining Room	Main	13`4" x 10`6"
Foyer	Main	17`10" x 9`7"	Kitchen	Main	13`5" x 11`11"
Laundry	Main	10`6" x 10`9"	Living Room	Main	15`7" x 21`11"
Mud Room	Main	11`2" x 10`9"	3pc Bathroom	Upper	13`6" x 8`2"
4pc Ensuite bath	Upper	14`11" x 13`0"	Bedroom	Upper	12`0" x 13`11"
Bedroom	Upper	13`8" x 12`0"	Den	Upper	14`10" x 10`2"

Office
Walk-In Closet
Game Room

Upper
Upper
Basement

9`6" x 10`0"
11`8" x 6`9"
14`4" x 19`0"

Bedroom - Primary
Family Room
Furnace/Utility Room

Upper
Basement
Basement

15`4" x 20`5"
12`10" x 12`4"
13`0" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

1179JK

Remarks

Pub Rmks:

Introducing a masterpiece in the prestigious community of Kelvin Grove. This meticulously renovated 5-level split home underwent extensive renovations in 2012. Stripped down to a few exterior walls to studs, the home retains only its original staircase, while every other detail was thoughtfully selected to reflect quality and sophistication. Step through the solid ashwood front door into a grand entrance showcasing exceptional craftsmanship. Luxurious finishes—from rich wood accents to elegant design details—set the tone for the entire home. The main level boasts a stunning open-concept living and dining area, bathed in natural light, offering a perfect space for hosting. Adjacent is the gourmet chef’s kitchen, complete with a large island, 2-inch thick granite countertops, a Wolf 6-burner gas range, custom-built hood fan, and Sub-Zero refrigerator. Maplewood cabinetry runs throughout, complemented by oak wood flooring and trims for a seamless and warm design. Beyond the kitchen, a private backyard sanctuary awaits. The two-tiered deck offers space for lounging and dining, complemented by a gazebo and a hot tub. Surrounded by lush gardens, the outdoor space provides a peaceful retreat. The exterior features durable Hardie board siding and energy-efficient double-pane windows, ensuring lasting quality and comfort. The oversized single attached garage offers convenient parking, while the expansive driveway and rear alley access provide additional parking options. The large laundry room blends practicality with elegance, meeting all household needs. On the second floor, two spacious guest bedrooms provide comfort, accompanied by a beautifully finished 4-piece bathroom with a fully tiled standing shower and heated flooring. A den offers the perfect space for a home office or quiet retreat. The crown jewel of the home is the luxurious top-level master suite, added during the 2012 renovations. This private sanctuary includes a spacious bedroom, a walk-in closet with custom built-ins, and an additional den for relaxation. The spa-inspired 5-piece ensuite features a fully tiled standing shower, a central soaking tub, and heated flooring, creating the ultimate retreat. In the basement, the fully finished area provides additional living space and substantial storage within the large crawl space. The well-maintained mechanical room houses dual furnaces and air conditioning for year-round comfort. A server rack offers network organization, and security wiring rough-ins provide options for future security systems. Kelvin Grove is known for its tree-lined streets, parks, and community spirit. Located near top schools, shopping, and the Glenmore Reservoir, this family-friendly neighborhood offers both convenience and tranquility, with easy access to major roads and amenities.

Inclusions:
Property Listed By:

**Gazebo, Hot Tub, Sheds x3, Server Rack, Internet Switches, Raised Gardenbeds
RE/MAX Complete Realty**

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