



THE A-TEAM

RE/MAX FIRST

39 ANATAPI Lane, Calgary T3H 4G2

MLS#: A2168098 Area: Springbank Hill Listing: 09/23/24 List Price: \$1,950,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1979
Finished Floor Area: 87,080 sqft
Abv Sqft: 2,790
Low Sqft:
Ttl Sqft: 2,790

Lot Information

Lot Sz Ar: 87,080 sqft
Lot Shape:

DOM

5
Layout
Beds: 5 (2 3)
Baths: 4.5 (4 1)
Style: Acreage with Residence, Bungalow

Parking

Ttl Park: 10
Garage Sz: 3

Access:
Lot Feat: Gentle Sloping, No Neighbours Behind, Irregular Lot, Many Trees, Views
Park Feat: Triple Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Awning(s), Balcony, Private Yard
Construction: Stucco, Wood Frame, Wood Siding
Flooring: Carpet, Stone
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Int Feat: Beamed Ceilings, Breakfast Bar, Double Vanity, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Wet Bar
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Family Room, Dining Room, etc.

Bedroom	Lower	17`0" x 10`5"	4pc Ensuite bath	Lower	0`0" x 0`0"
Bedroom	Lower	10`2" x 8`1"	Bedroom	Lower	14`9" x 14`4"
Exercise Room	Lower	19`9" x 13`0"	Family Room	Lower	30`1" x 9`6"
3pc Bathroom	Lower	0`0" x 0`0"	Furnace/Utility Room	Lower	18`6" x 13`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **7610769**

Zoning:
DC

Remarks

Pub Rmks: **STRIKING, MID-CENTURY MODERN architecture, Palm Springs meets the Prairie, MOUNTAIN VIEWS, an exclusive estate community, a mature 2 acre lot within the city limits (a RARE OPPORTUNITY), with close proximity to all the Westside has to offer - GORGEOUS! This expansive, 2790 sq ft walkout bungalow presents a variety of impressive architectural features with a towering stone fireplace, under a 15 foot open beam, vaulted ceiling, a volume of skylights offer a soft natural light, reflecting off of the stone accents, floor to ceiling windows capture the abundance of trees on your private, mature 2 acres, the walkout level invites social gatherings with a wetbar, sunken living room and wood burning fireplace . On arrival a sweeping drive leads you through the trees to an impressive entrance. The main level offers a large entertaining living space, where the towering stone fireplace features prominently, under a 15 ft wood ceiling. The floor plan flows easily between the living space, kitchen, dining room and den/home office. The primary retreat features impressive views of the property, where moose and deer play, and direct access to the expansive rear deck... with a WARM western exposure and a MOUNTAIN VIEW! The primary enjoys a 5pc en suite, with separate soaker tub under a picture window and a wall of trees. There is a second bedroom and full bath on the main as well. The walkout level, offering an additional 2435 sq ft of living space, is accessed by a sweeping staircase leading directly to a stately wetbar and entertaining space... a sunken living room, wood burning fireplace, games area and a separate fitness space... all of this with direct access to a lower deck and a spectacular property. The walkout level offers three additional beds, one with a private en suite and the other two sharing a fourth full bath.**

Inclusions:
 Property Listed By: **2nd Refrigerator
 RE/MAX First**

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











