



THE
A-TEAM

**RE/MAX
FIRST**

427 15 Avenue, Calgary T2E1H5

MLS®#: **A2168175**

Area: **Renfrew**

Listing Date: **09/25/24**

List Price: **\$1,099,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **2,992 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,944**
Low Sqft:
Ttl Sqft: **1,944**

DOM

57
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**
Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear,Insulated**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Wine Refrigerator**
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`8" x 6`7"
Kitchen	Main	11`8" x 20`7"
4pc Bathroom	Upper	8`0" x 4`11"
Bedroom	Upper	9`2" x 12`10"
Laundry	Upper	8`0" x 5`5"
4pc Bathroom	Basement	7`8" x 4`11"
Kitchen	Basement	8`1" x 2`10"

Room	Level	Dimensions
Dining Room	Main	11`9" x 16`7"
Living Room	Main	12`0" x 17`7"
5pc Ensuite bath	Upper	9`10" x 10`10"
Bedroom	Upper	9`10" x 17`7"
Bedroom - Primary	Upper	15`9" x 15`10"
Bedroom	Basement	14`7" x 11`9"
Game Room	Basement	14`8" x 24`1"

Furnace/Utility Room	Basement	7`8" x 8`5"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-CG	
Legal Desc:	791P		Remarks
Pub Rmks:	<p>Nestled on a tree-lined street in the established community of Renfrew, this residence built by Stone Creek Custom Homes is not your average infill, boasting luxury living at its finest and high-quality specifications for a sophisticated living space. A well-designed LEGAL SUITE with a separate entrance can help with the mortgage payments, or a self-contained nanny suite. The attractive, low-maintenance exterior exudes curb appeal & is complemented by a front patio that invites you into the main level adorned with wide plank hardwood floors, lofty ceilings, and abundant natural light from extensive window coverage. The airy dining area seamlessly transitions into the stunning kitchen, featuring quartz countertops, a large island, ample storage space, and a top-notch appliance package. The living room, with a floor-to-ceiling fireplace and custom-built shelving, opens up to the kitchen, creating an ideal space for family gatherings and entertaining. The main level is completed with a 2-piece powder room and a convenient mudroom. Ascend to the second level with three bedrooms, a stylish 4-piece bath, and a laundry room with a sink and ample storage. The spacious primary bedroom is a sanctuary, walk-in closet and a luxurious 6-piece ensuite with in-floor heating, dual sinks, a relaxing freestanding soaker tub, and a rejuvenating steam shower. The LEGAL SUITE in the basement has a separate entrance and separate furnace; not often does a suite include all the appliances! Enjoy a vast living room, a full kitchen equipped with appliances, a large-sized bedroom with a desk area, a laundry closet with a stacking washer/dryer and a 4-piece bath. Outside, enjoy the private fenced south-facing backyard with a large deck for entertaining & access to the double detached garage. Revel in the central location, close to schools, parks, shopping, public transit, and effortless access to 16th Avenue & Edmonton Trail, making it a perfect home for those who value convenience and accessibility.</p>		
Inclusions: Property Listed By:	<p>BSMT SUITE- Fridge, Stove, MicroW. Stacking Washer/Dryer, RE/MAX Real Estate (Central)</p>		

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













