



THE
A-TEAM

**RE/MAX
FIRST**

114 FINCH Gardens, Calgary T3S 0H8

MLS®#: **A2168248** Area: **Rangeview** Listing **10/03/24** List Price: **\$899,990**
 Status: **Active** County: **Calgary** Change: **-\$29k, 01-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,293 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,447**
 Low Sqft:
 Ttl Sqft: **2,447**

DOM

61
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **4**

Access:
 Lot Feat: **Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Entrance** Fnd/Bsmt: **Poured Concrete, Slab**

Kitchen Appl: **Dishwasher, Electric Range, Gas Range, Microwave Hood Fan, Range Hood, Refrigerator**
 Int Feat: **Separate Entrance**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-----------------|----------------------|---------------------|-----------------|-----------------------|
| 2pc Bathroom | Main | 16`9" x 13`5" | 4pc Bathroom | Second | 28`10" x 13`6" |
| 4pc Ensuite bath | Second | 31`6" x 42`4" | 4pc Bathroom | Basement | 34`1" x 16`9" |
| Bedroom | Second | 32`6" x 39`8" | Bedroom | Second | 41`8" x 35`1" |
| Bedroom - Primary | Second | 42`4" x 56`9" | Bedroom | Basement | 30`2" x 43`0" |
| Bedroom | Basement | 39`0" x 57`9" | | | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311095

Zoning:
R-G

Remarks

Pub Rmks: **MASSIVE PRICE REDUCTION!!! Welcome to Rangeview, Calgary's vibrant and growing community, where modern living blends with comfort and convenience. This stunning family home offers spacious elegance and the opportunity to supplement your mortgage with a legal suite. Key Features:**

- **Prime Location:** Situated in a highly desirable area with easy access to parks, schools, hospitals, the world's largest YMCA, and shopping, making it perfect for families.
- **Mortgage Helper:** Includes a 900 sqft legal suite, ready for immediate rental or use as an AirBnB to help cover your mortgage.
- **Spacious Living:** 2400 sqft of open-concept space upstairs, ideal for entertaining, with designated areas for a living room, dining, bar stool nook, family room, office, or mini library near the bonus room—this house has it all.
- **Modern Design:** Bright, airy, and stylish, featuring high-end finishes throughout, combining elegance with functionality.
- **Move-In Ready:** No need to wait—settle in right away and start generating rental income. Whether you're looking to rent the legal suite long-term or as an AirBnB, this home is a fantastic investment. Come and explore its potential—contact me today to book your private showing or for more details!

Inclusions:
Property Listed By: **NONE**
CIR Realty

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











