



THE
A-TEAM

**RE/MAX
FIRST**

4648 NORTH HAVEN Drive, Calgary T2K 2J4

MLS®#: **A2168373** Area: **North Haven** Listing Date: **09/26/24** List Price: **\$789,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 24-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1962**
Lot Information
 Lot Sz Ar: **6,050 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Lawn,Level,Private**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,143**
 Low Sqft:
 Ttl Sqft: **1,143**

DOM

55
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Shingle** Construction: **Brick,Stucco**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,Quartz Counters,Vinyl Windows,Wet Bar**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|----------|----------------|-------------------|----------|-----------------|
| 2pc Bathroom | Main | 4`6" x 3`8" | Dining Room | Main | 11`5" x 9`1" |
| Kitchen | Main | 10`11" x 13`7" | Living Room | Main | 13`11" x 14`11" |
| Bedroom - Primary | Upper | 11`7" x 10`9" | Bedroom | Upper | 10`11" x 10`6" |
| Bedroom | Upper | 11`6" x 8`7" | 5pc Bathroom | Upper | 10`11" x 7`5" |
| 4pc Bathroom | Lower | 6`9" x 6`1" | Other | Lower | 7`0" x 9`6" |
| Game Room | Lower | 16`9" x 18`4" | 3pc Bathroom | Basement | 9`5" x 5`0" |
| Bedroom | Basement | 10`3" x 12`7" | Bedroom - Primary | Basement | 13`3" x 14`10" |

Furnace/Utility Room

Basement

8`6" x 10`8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1169JK

Zoning:

R-CG

Remarks

Pub Rmks:

Welcome to 4648 North Haven Drive! This beautifully renovated 4-level split offers 2,173 sq ft of thoughtfully developed living space. Completely transformed, this home features 5 bedrooms and 3.5 baths, making it perfect for families of all sizes. As you enter, you'll be greeted by beamed ceilings that create an open feel. Relax in the cozy living room, where the electric fireplace sets the perfect mood. The main floor includes a convenient half-bath near the back door, ideal for entertaining guests both indoors and outdoors. The brand-new kitchen is ready for its next chef, boasting stunning quartz countertops, high-end appliances, under-cabinet lighting, and a built-in microwave for added convenience. Upstairs, you'll find three generously sized bedrooms and a beautifully updated 5-piece bathroom, perfect for family living. On the third level, there's another full bathroom, a versatile space perfect for movie or game nights. The wet bar ensures that snacks and drinks are always close at hand. As you head down to the fully finished basement, you'll discover two additional spacious bedrooms and a luxurious custom bathroom, offering privacy for older children or guests. The home has also been upgraded with a new furnace, water tank, and windows, all of which are only 4 years old, ensuring both comfort and energy efficiency. The exterior of the home has undergone a complete transformation as well. The 6,050 sq ft lot features new landscaping, brand-new stucco, and extensive concrete work. The oversized 22' x 22' garage provides ample space for hobbies and storage, while still leaving a large yard for kids and pets to enjoy. Located in a quiet, family-friendly community, this home is just a 5-minute walk to schools, parks, and playgrounds, with a charming café nearby. Plus, you're only a short 7-minute drive from SAIT and the University of Calgary.

Inclusions:

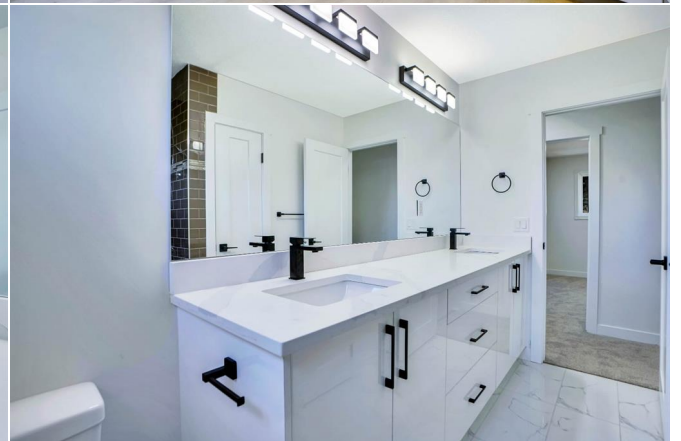
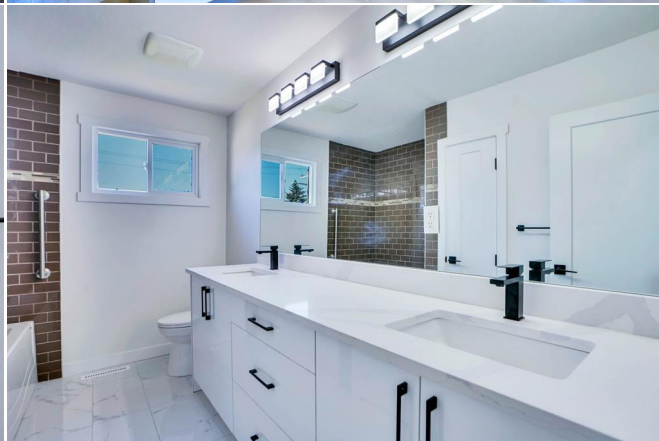
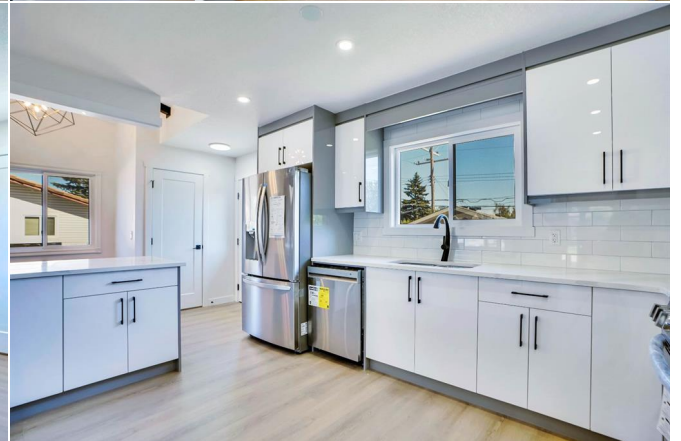
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Property Listed By:

Real Broker

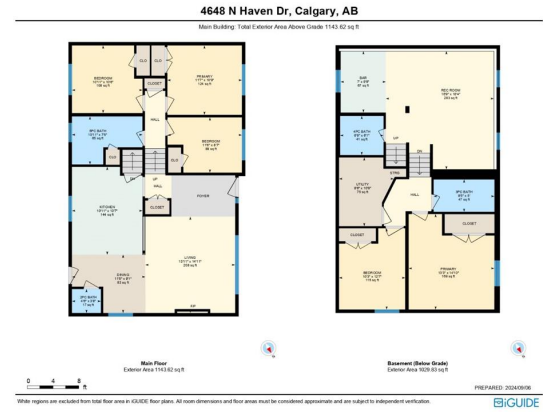
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











4648 N Haven Dr, Calgary, AB

Main Floor Exterior Area 1143.62 sq ft
Interior Area 1060.16 sq ft



PREPARED: 2024/09/05

While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

4648 N Haven Dr, Calgary, AB

Basement (Below Grade) Exterior Area 1029.83 sq ft
Interior Area 959.13 sq ft



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