



THE
A-TEAM

**RE/MAX
FIRST**

2011 GLENMOUNT Drive, Calgary T3E 4B7

MLS®#: **A2168782** Area: **Glendale** Listing Date: **10/10/24** List Price: **\$1,799,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **7,115 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,536**
 Low Sqft:
 Ttl Sqft: **2,536**

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **4.0 (4 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Irregular Lot,Reverse Pie Shaped Lot,Rolling Slope**
 Park Feat: **Aggregate,Front Drive,Garage Door Opener,Heated Garage,In Garage Electric Vehicle Charging Station(s),Oversized,Triple Garage Attached**

Utilities and Features

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

Construction: **Brick,Composite Siding,Wood Frame,Wood Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Water Softener,Window Coverings**
 Int Feat: **Beamed Ceilings,Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	21`9" x 16`11"	Kitchen	Main	19`9" x 11`7"
Dining Room	Main	11`7" x 10`7"	Bedroom - Primary	Main	14`10" x 12`5"
Walk-In Closet	Main	9`11" x 8`10"	5pc Ensuite bath	Main	11`10" x 9`0"
Bedroom	Main	12`0" x 11`2"	4pc Bathroom	Main	4`11" x 8`9"

Bedroom	Main	12`2" x 11`9"	Mud Room	Main	11`9" x 6`10"
Family Room	Second	24`4" x 17`4"	3pc Bathroom	Second	8`4" x 4`11"
Game Room	Lower	28`6" x 12`8"	Bedroom	Lower	13`1" x 12`9"
3pc Bathroom	Lower	9`2" x 5`0"	Laundry	Lower	12`9" x 7`7"
Furnace/Utility Room	Lower	9`1" x 6`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **626GV**

Remarks

Pub Rmks: **Open house Sunday October 20th 1-4 Welcome to the exciting and immaculate newer home in the inner city neighborhood of Glendale. Curb appeal to the maximum with the manicured yard, exposed aggregate driveway and walks , and the roof live of the home. Enter int to the foyer with a direct view to the great room with 10 ceilings, a stunning rock fireplace and a view to the covered patio and yard. Adjoining is the chefs kitchen, with a massive island ceiling height cabinets and top of the line stainless appliances, the family can eat at the island or the adjoining dining room ,which has access to a small deck for bar-b-que. or to the main covered patio area. Beyond the kitchen is the 3rd bedroom a 2 pc. bath and the family friendly mud room. The other side of the house is the master retreat with coffered ceilings , a 5 piece en-suite, and a master bedroom walk in closet with laundry hookups. There is also a secondary bedroom with another large walking closet and a 4 piece luxury bath. For game time , or family relaxation there is a large loft with skylights an abundance of windows, and a 3 piece bath. The lower level finished by the builder , has a great entertainment ,family room with a full wet bar , a 3 piece bath, a bedroom, and a complete laundry room with room fro a freezer and folding cabinets. The list of upgrades with in the home is long but include heated floors in the bathrooms, epoxy floors in the garage,an electric car charger, on demand hot water, water softener, remote controlled blinds inmost of the rooms, pre wired for sound thru out. You really need to walk thru to appreciate it all**

Inclusions: **2ND BAR FRIDGE,ALARM SYSTEM,CAR CHARGER**
 Property Listed By: **Royal LePage Benchmark**

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













2011 Glenmount Dr SW, Calgary, AB

Main Floor Exterior Area 1862.75 sq ft
Interior Area 1868.13 sq ft
Excluded Area 787.42 sq ft



PREPARED: 2024/10/02

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

2011 Glenmount Dr SW, Calgary, AB

2nd Floor Exterior Area 543.77 sq ft
Interior Area 487.43 sq ft



PREPARED: 2024/10/02

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2011 Glenmount Dr SW, Calgary, AB

Basement (Below Grade) Exterior Area 1111.10 sq ft
Interior Area 979.14 sq ft



PREPARED: 2024/10/02



While figures are included from total floor area in RESIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.