



THE
A-TEAM

**RE/MAX
FIRST**

3651 77 Street, Calgary T3B 6E3

MLS®#: **A2169784**

Area: **Bowness**

Listing Date: **10/01/24**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area

Abv Sqft: **1,852**

Low Sqft:

Ttl Sqft: **1,852**

Lot Information

Lot Sz Ar: **5,112 sqft**

Lot Shape:

DOM

50

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,Triangular Lot,Corner Lot,Front Yard,Lawn,Irregular Lot,Landscaped,Level,Other,Private,See Remarks

Park Feat:

Alley Access,Covered,Double Garage Detached,Enclosed,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Other,Oversized,Secured,See Remarks,Side By Side,Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit,Other,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Oven,Gas Stove,Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`5" x 5`2"
Foyer	Main	13`1" x 9`8"
Living Room	Main	12`4" x 15`10"
4pc Bathroom	Upper	4`11" x 8`5"
Bedroom	Upper	10`5" x 11`8"
Bedroom - Primary	Upper	11`6" x 11`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`4" x 12`0"
Kitchen	Main	9`8" x 20`3"
Mud Room	Main	9`3" x 6`4"
4pc Ensuite bath	Upper	4`11" x 12`0"
Bedroom	Upper	12`0" x 10`1"
4pc Bathroom	Lower	7`11" x 4`11"

Bedroom
Furnace/Utility Room

Lower
Lower

9`8" x 11`2"
10`2" x 8`7"

Game Room
Workshop
Legal/Tax/Financial

Lower
Main

10`10" x 27`7"
17`0" x 12`7"

Title:
Fee Simple
Legal Desc:

0915701

Zoning:
R-C1

Remarks

Pub Rmks:

One-of-a-kind house, one-of-a-kind lot! Situated on an expansive 5,112-square-foot corner lot, this custom-built residence is unlike any other infill development! This exquisite property boasts 4 generously sized bedrooms and 3.5 spa-inspired bathrooms in over 2,700 square feet of fully developed living space! Here, you will find an array of top-tier finishes, including: Hardie board siding and stonework, granite countertops, stainless steel appliances, modern cabinetry with custom built-ins and pantry, open-riser staircase, walk-in glass shower with multi-jet features in the primary ensuite, diagonal hardwood flooring, upstairs laundry room (with sink and built in cabinetry), and a custom kid's playroom. The sprawling southeast facing backyard space is impressive, with a composite deck, concrete patio, dual spigot natural gas BBQ hookups, a firepit, mature shrubs for privacy, and the ultimate car enthusiast's oversized dream garage with a separate workshop space and elaborate indoor climbing wall! This house shows 10/10, reflects pride of ownership and is perfectly situated near to all amenities. This one won't last long - call now!

Inclusions:
Property Listed By:

Electric Garage Heater, Work Bench in Workshop/Garage, TV Mounts & Brackets
MaxWell Capital Realty

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











