



THE
A-TEAM

**RE/MAX
FIRST**

1428 27 Street, Calgary T3C 1L3

MLS®#: **A2169981**

Area: **Shaganappi**

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

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**
Lot Information
Lot Sz Ar: **288 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,033**
Low Sqft:
Ttl Sqft: **2,033**

DOM

17
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:
Lot Feat: **Back Lane,Front Yard**
Park Feat: **Double Garage Detached**

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **Balcony,Courtyard**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Double Oven,Freezer,Microwave,Other,Refrigerator,Washer/Dryer,Wine Refrigerator**
Int Feat: **Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	15`6" x 15`11"
Living Room	Main	15`6" x 17`3"
4pc Bathroom	Second	8`5" x 4`11"
Bedroom - Primary	Second	15`6" x 13`1"
Bedroom	Second	12`11" x 14`4"
Other	Basement	6`11" x 8`0"
Game Room	Basement	14`1" x 19`9"

Room	Level	Dimensions
Kitchen	Main	11`10" x 23`3"
2pc Bathroom	Main	5`1" x 4`9"
5pc Ensuite bath	Second	10`3" x 14`8"
Bedroom	Second	12`2" x 11`0"
4pc Bathroom	Basement	6`7" x 7`10"
Bedroom	Basement	14`1" x 13`3"
Furnace/Utility Room	Basement	6`7" x 8`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1811120

Remarks

Pub Rmks: **Discover luxury living in the heart of Shaganappi with this exquisite detached home boasting nearly 3000 square feet of modern elegance. An ideal location for young families who want to be close to parks, schools, & local amenities & is in walking distance to CTrain Station. The neighbourhood is a short drive to the DT core, easily accessible along Bow Trail or 17 Ave, & a quick walk to Walmart, shopping center, local amenities & the Shaganappi Golf Course. Surrounded by many top-rated schools in the area, makes it a great location for family. This home's modern, open floorplan cannot be beat. As you step inside, be greeted by an open main floor flooded with natural light pouring in through the expansive windows. The spacious entry area leads to a dining room and large kitchen featuring a stunning granite island, full BOSCH appliance package, and tasteful cabinetry. Beyond the kitchen, a lovely sitting area and wet bar await, accented by a linear gas fireplace and luxurious floor-to-ceiling tile slabs. Every detail exudes opulence, from designer lighting and plumbing fixtures to luxury hardwood floors, custom staircase with 15mm glass railing, and 10-foot ceilings throughout. Upstairs, indulge in the lavish master suite boasting walk-in closet, a spa-inspired ensuite with a jetted tub, double sinks, and a steam shower. Vaulted ceiling and heated tile floors add to the allure, while two additional bedrooms, upstairs laundry, and abundant natural light complete the upper level. The basement offers a sanctuary for entertainment with a theatre room featuring a built-in wet bar area. A large lower bedroom and full washroom provide additional space for guests or family members. Modern Amenities: enjoy the convenience of in-ceiling speakers and backyard outdoor speakers with SMART Home capability, security system, keyless entry, central A/C, and a double garage. Don't miss your chance to call his lovely, modern house home in this highly desirable Shaganappi location!**

Inclusions: **N/A**
Property Listed By: **Top Producer Realty and Property Management**

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











