



THE A-TEAM

RE/MAX FIRST

632 54 Avenue, Calgary T2V 0C8

MLS® #: A2170452 Area: Windsor Park Listing: 10/03/24 List Price: \$1,349,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 2007
Finished Floor Area: 5,317 sqft
Abv Sqft: 2,775
Low Sqft:
Ttl Sqft: 2,775

DOM

3
Layout
Beds: 5 (4 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Underground Sprinklers, Rectangular Lot
Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: In Floor, Forced Air
Sewer:
Ext Feat: Lighting, Private Entrance, Private Yard

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

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Int Feat: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wired for Sound

Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Office, Family Room, Flex Space, Laundry, and Furnace/Utility Room.

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Living Room, Foyer, Office, Mud Room, and Storage.

Bedroom - Primary
Bedroom
Bedroom
4pc Bathroom
5pc Ensuite bath

Upper
Upper
Basement
Basement
Upper

18`4" x 17`7"
19`5" x 10`6"
11`7" x 10`0"

Bedroom
Bedroom
2pc Bathroom
4pc Bathroom

Upper
Upper
Main
Upper

12`2" x 11`0"
15`6" x 13`8"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **1693AF**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY, OCTOBER 5TH FROM 2:30-4:30 PM. Nestled on a tree-lined street in the established inner-city community of Windsor Park, this modern 4+1 bedroom home offers over 4000 sq ft of luxurious living space! The open main level presents hardwood floors, high ceilings is illuminated with recessed lights, showcasing the living room with gas fireplace & built-ins. A spacious dining area with stylish chandelier & wall of built-ins is open to the living room & provides ample space to host family gatherings or dinner parties. The kitchen is tastefully finished with concrete counters, island/eating bar, rich walnut cabinets, coffee/wine bar & stainless steel appliances. A convenient built-in computer desk is situated just off the kitchen & a den/office is tucked away just off the foyer - perfect for those work from home days. Completing the main level is a 2 piece powder room, mudroom with plenty of storage & laundry room with cabinets & sink. The second level hosts 4 generously sized bedrooms & a 4 piece main bath with in-floor heat. One of the bedrooms has been transformed to a to-die-for walk-in closet; however, could easily be converted back to a bedroom. The expansive primary retreat with access to a private south facing balcony, boasts a walk-in closet & lavish 5 piece ensuite with heated floor, skylight, dual vanities, relaxing soaker tub & rejuvenating steam shower. Basement development includes a sizeable family room, flex room (great for a home gym), fifth bedroom & 4 piece bath. Other notable features include central air conditioning, remote controlled exterior Gemstone lights & an underground sprinkler system front & back. Outside, enjoy the large back yard with deck which is surrounded by majestic mature trees. Parking is a breeze with the double detached garage. The central location can't beat - just steps to Windsor Park Community Association, walking distance to Britannia Plaza & Chinook Mall & close to Calgary Golf & Country Club, Stanley Park, Sandy Beach, schools, shopping, public transit & effortless access to Elbow Drive & Macleod Trail.**

Inclusions: **None**
 Property Listed By: **RE/MAX Real Estate (Central)**

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











