



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1620 CHESTER Place, Calgary T2L 0K3**

MLS®#: **A2170837**

Area: **Collingwood**

Listing Date: **10/07/24**

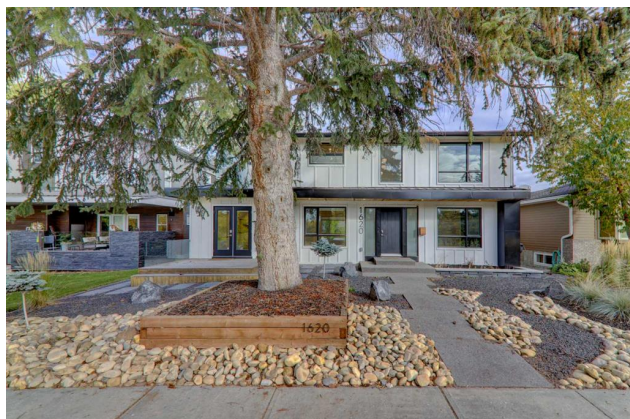
List Price: **\$1,599,000**

Status: **Active**

County: **Calgary**

Change: **-\$51k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1961**

Lot Information

Lot Sz Ar: **5,489 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,963**  
Low Sqft:  
Ttl Sqft: **1,963**

DOM

**38**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.0 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached,Heated Garage,Insulated,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**  
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Pantry,Soaking Tub**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	23`2" x 16`3"
Living Room	Main	17`8" x 12`10"
Bedroom - Primary	Second	13`10" x 19`1"
Bedroom	Second	9`11" x 13`2"
4pc Bathroom	Second	4`11" x 8`4"
Family Room	Basement	21`9" x 21`9"
2pc Bathroom	Main	5`0" x 5`1"

Room	Level	Dimensions
Kitchen	Main	24`7" x 13`0"
Laundry	Main	4`11" x 12`10"
Bedroom	Second	10`5" x 9`7"
5pc Ensuite bath	Second	8`10" x 11`5"
Bedroom	Basement	15`1" x 12`3"
4pc Bathroom	Basement	6`3" x 12`2"
Furnace/Utility Room	Basement	4`11" x 7`1"

Title: **Fee Simple**  
 Zoning: **R-CG**  
 Legal Desc: **3844HS**

Remarks

Pub Rmks: **Welcome to this beautifully renovated home, perfectly situated in a peaceful cul-de-sac facing Confederation Golf Course, in the sought-after community of Collingwood. This location offers the best of both worlds - inner-city convenience with a suburban feel! Just under 10 minutes to downtown and the University of Calgary, 5 minutes to Nose Hill Park and the Calgary Winter Club, and a short stroll to Confederation Park. This pristine 4-bedroom (3+1) and 3.5-bathroom home is truly move-in ready. The main and upper levels are finished with rich hardwood flooring. The modern kitchen is equipped with a built-in fridge, oven, and microwave, complemented by high-end appliances including a Wolf gas stovetop and Bosch dishwasher. The sleek cabinetry adds a contemporary touch while adjacent to the kitchen, you'll find a large dining room, perfect for hosting family celebrations and gatherings. With ample space to accommodate a big dining table, it's ideal for special occasions or everyday meals with the family. The inviting and cozy living room, bathed in abundant natural light, features beautifully crafted built-in elements and exudes warmth with its charming gas fireplace. This bright and airy space flows effortlessly into a thoughtfully designed mudroom and a spacious, well-equipped laundry area. The 2 piece bathroom completes the main floor. On the upper floor, the primary bedroom is a private retreat, featuring a walk-in closet with built-ins, and a balcony offering breathtaking, unobstructed views of the golf course. The 5-piece ensuite is your personal spa, with double sinks, a large walk-in shower, and a freestanding tub. Two more bedrooms on the upper level, one of which has custom built-ins and a Murphy bed, complete the upstairs space while the 3rd bedroom offers a custom feature wall. Hunter Douglas custom blinds provide privacy, with blackout options in the bedrooms. The 4 piece bathroom is steps away with each bathroom is thoughtfully designed with floating cabinets, heated floors, and motion-sensor LED lighting. The fully finished basement offers even more living space, featuring a spacious family room with custom Roche Bobois cabinetry, a wet bar with a sink, and a mini-fridge - perfect for entertaining. The large fourth bedroom is conveniently located near a 4-piece bathroom. Step outside to a low-maintenance, fully fenced backyard, featuring two separate patio areas ideal for relaxing or hosting gatherings. The included 4-burner Napoleon gas BBQ is perfect for outdoor cooking. The heated double garage has also been fully outfitted with Hayley cabinets, epoxy flooring and plenty of additional storage. This home offers everything you need for luxury living, both inside and out!**

Inclusions: **N/A**  
 Property Listed By: **Royal LePage Benchmark**

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

