



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**724 14A Street, Calgary T2G 4K8**

MLS® #: **A2170848**

Area: **Inglewood**

Listing Date: **10/04/24**

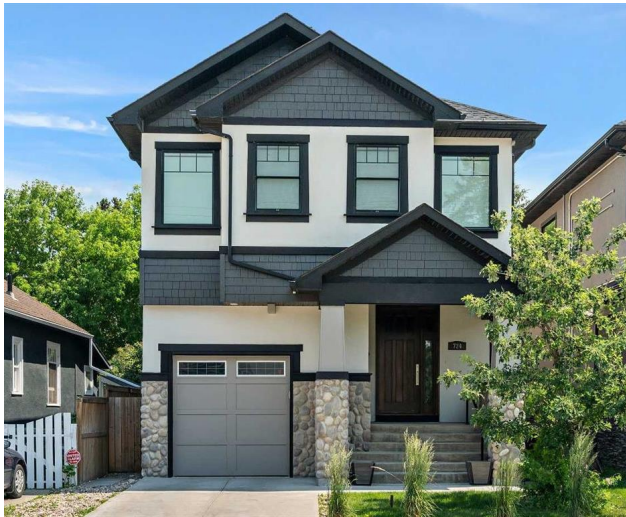
List Price: **\$1,197,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2007**

Lot Information

Lot Sz Ar: **2,906 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,893**  
Low Sqft:  
Ttl Sqft: **1,893**

DOM

**48**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **City Lot,Creek/River/Stream/Pond,Lawn,Low Maintenance Landscape,Landscaped,Views**  
Park Feat: **Garage Door Opener,Garage Faces Front,Oversized,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Awning(s),Lighting,Private Yard**

Construction: **Stone,Stucco**  
Flooring: **Carpet,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Double Vanity,Kitchen Island,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`6" x 13`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 10`5"</b>
<b>Mud Room</b>	<b>Main</b>	<b>9`0" x 4`1"</b>
<b>Loft</b>	<b>Upper</b>	<b>10`10" x 8`10"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`3" x 8`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`10" x 6`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`2" x 11`7"</b>

Walk-In Closet  
Bedroom  
Laundry  
Family Room  
Walk-In Closet  
Furnace/Utility Room

Upper  
Upper  
Upper  
Basement  
Basement  
Basement

8`4" x 7`9"  
11`11" x 11`6"  
5`11" x 5`4"  
19`11" x 12`2"  
6`1" x 4`5"  
9`4" x 8`1"

5pc Ensuite bath  
Bedroom  
4pc Bathroom  
Bedroom  
4pc Bathroom

Upper  
Upper  
Upper  
Basement  
Basement

13`10" x 13`6"  
11`10" x 11`6"  
8`9" x 8`2"  
11`6" x 9`10"  
9`9" x 5`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**32240**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

Experience inner city living in this executive custom built two storey home in the sought after community of Inglewood. Located steps to the river and within walking distance to multiple amenities, transportation, walking paths, restaurants and more. With 4 bedrooms and 4 bathrooms, this home is perfect for the active family. Walking into the home, you are met with a bright and open floor plan that opens up to an open concept living, dining and kitchen area. The gourmet kitchen is a chef's dream with top of the line, stainless steel appliances, a large kitchen island with a breakfast eating bar, and designer tile backsplash. The kitchen is open to a great room and dining area, making for the perfect place to entertain. Doors off of the living area lead to a two tiered wood deck with ample seating space. The main floor is complete with a powder room and an oversized single attached garage with epoxy flooring. The staircase leads you upstairs where you'll find two oversized bedrooms and a 4 piece main bathroom. The primary retreat is your own oasis with vaulted ceilings, a corner gas fireplace, and a luxurious 5 piece ensuite. The spa-like ensuite comes equipped with heated tile flooring, skylights, a soaker tub, and a two person shower. The large walk-in closet is just off of the bathroom for added storage. The walk-in closet leads straight to the laundry room for added convenience. The upper level is complete with an open office area with built-ins. The fully finished basement boasts a large living area, a fourth bedroom, and a 4 piece main bathroom, making it the perfect place for hosting guests. Located in the heart of one of Calgary's most desirable communities, you are minutes to downtown, walking paths to the river, and walking distance to multiple amenities. This home is a perfect blend between luxurious and convenient living. Exceptional value!

Inclusions: Refrigerator, Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, All Window Coverings, Garage Door opener with control(s), AC Unit, Central Vacuum System plus attachments, All TV mounts, Water Softener, IQ Air Purifier Unit

Property Listed By:

**Greater Property Group**

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

