



THE
A-TEAM

**RE/MAX
FIRST**

128 LAKE MEAD Green, Calgary T2K 2M1

MLS®#: **A2171005** Area: **Lake Bonavista** Listing Date: **10/04/24** List Price: **\$1,949,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1974**
Lot Information
 Lot Sz Ar: **9,547 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,001**
 Low Sqft:
 Ttl Sqft: **2,001**

DOM

14
Layout
 Beds: **4 (2 2)**
 Baths: **4.0 (4 0)**
 Style: **Bungalow**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,City Lot,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Landscaped,Level,Many Trees,Street Lighting,Underground Sprinklers,Yard Lights,Pie Shaped Lot Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Oversized,Side By Side**
 Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Built-in Barbecue,Covered Courtyard,Fire Pit,Lighting,Private Yard,Rain Gutters**

Construction: **Stone,Wood Frame,Wood Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garage Control(s),Induction Cooktop,Microwave,Oven,Oven-Built-In,Range Hood,Washer/Dryer,Window Coverings**
 Int Feat: **Bar,Beamed Ceilings,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Solar Tube(s),Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound,Wood Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`1" x 14`6"	Dining Room	Main	13`8" x 12`11"
Kitchen	Main	17`3" x 11`0"	Bedroom - Primary	Main	16`10" x 15`5"
5pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	12`5" x 12`2"
Foyer	Main	9`6" x 9`0"	Laundry	Main	10`5" x 9`0"
Family Room	Basement	16`10" x 16`0"	Office	Main	11`6" x 2`4"
Kitchenette	Basement	9`0" x 8`10"	Bedroom	Basement	15`4" x 10`1"

Bedroom
4pc Bathroom
4pc Bathroom
Walk-In Closet

Basement
Basement
Basement
Main

15`5" x 9`8"
0`0" x 0`0"
10`4" x 8`3"

Storage
Furnace/Utility Room
Game Room
4pc Bathroom

Basement
Main
Basement
Main

15`5" x 11`11"
12`7" x 8`2"
17`1" x 16`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7410508

Zoning:
R-CG

Remarks

Pub Rmks: **** UNBEATABLE INNER CITY HOME ** Over 3743 SQ of luxurious air-conditioned living space ** ULTIMATE RENOVATIONS: The former show home was nominated for Canada's best-renovated home. ** Check out the video & tour link ** Move in Ready ** This stunning home is fabulously located on a cul-de-sac homesite - a .22 acre - pie-shaped lot with views of the park. Steps away from the lake, with easy access to the pathway system, schools, shopping, Fish Creek Park, and Fun! Impressive curb appeal. Spacious and open principal main floor rooms include a grand foyer entrance with 16' Batu wood detailed ceilings, a semi-formal dining room with an elegant see-through 3-way gas fireplace & an entertainers dream kitchen, and a wet bar with built-in cabinetry, oversized rear living room with quick access to a resort-style heated outdoor media center with a wood burning fireplace, builtin BBQ, TV and retractable wind screen. You can enjoy the evenings outdoors while watching the big game in this covered outdoor retreat with rustic architectural elements such as exposed wooden beams, vaulted canopy, stacked stone chimney, ceiling fans, and built-in firewood cubbies flank this stacked stone fireplace, which is illuminated by perfectly placed landscape lighting that keeps the patio bright at night. GOURMET CHEF'S dream kitchen with a cozy eat-in breakfast area and central island with room to seat 6+, custom ceiling high maple cabinetry, built-in Thermador steam oven + convection oven, 3 dishwashers, induction cooktop and built-in Subzero fridge. Impressive executive primary bedroom suite offers high ceilings, gas fireplace, a private den with access to the outdoor deck, a spa-like 5-piece ensuite, and boutique-style walk-in closet. The lower level is finished with several solar tubes providing natural sunlight to the basement, a fully fitted wet bar open to the media/flex room, two full bathrooms, two additional large bedrooms, a supersized rec room, and more storage areas. Luxury finishings throughout include bespoke curved staircase wood/metal railing, hardwood and tile flooring, 11 solar tubes, Gemstone eave lighting, custom triple pane solid wood Pella windows, solid core wood doors and cabinetry, modern plumbing + light fixtures, top of the line Thermador Professional and Sub-Zero appliances. Central vac with three hose lines under the sinks, Sono's speaker system with built-in ceiling speakers, Lutron Smart Home electrical, newer HTW tank, five fireplaces, and so much more! Excellent outdoor spaces with a 22' x 7' covered front porch, two sheds, sprinkler system, yard lighting, professional landscaping, and mature trees. The look of your home says a lot about you. Whether you want to give the impression of classic elegance or modern style, your home should be exciting, like this castle. Call your friendly REALTOR(R) to book a private viewing!**
Inclusions: **Basement TV, Patio TV, Bedroom/den TV's, Basement microwave + dishwasher + bar fridge, Shed(s)**
Property Listed By: **Jayman Realty Inc.**

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



128 LAKE MEAD GREEN SE
 REQUIREMENT NUMBER: 14810-02
 MAIN LEVEL (AG) - 2,001.77 Sq Ft / 185.96 m²
 TOTAL ABOVE GRADE FINIS. SIZE - 2,001.77 Sq Ft / 185.96 m²
 BASEMENT UNDEVELOPED AREA (BG) - 413.49 Sq Ft / 38.41 m²
 TOTAL AGING AREA - 3,743.08 Sq Ft / 347.72 m²











