



THE
A-TEAM

**RE/MAX
FIRST**

1412 70 Avenue, Calgary T2V0R3

MLS®#: **A2171270** Area: **Kelvin Grove** Listing Date: **10/10/24** List Price: **\$1,799,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1964**
Lot Information
 Lot Sz Ar: **8,395 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,438**
 Low Sqft:
 Ttl Sqft: **2,438**

DOM

8
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Many Trees,Street Lighting,Underground Sprinklers,Yard Lights,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Dog Run,Lighting,Private Entrance,Private Yard,Storage**

Construction: **Concrete,Mixed**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Bar,Built-in Features,Central Vacuum,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Lower	7`0" x 9`3"
Laundry	Lower	5`3" x 5`3"
Kitchen	Main	10`9" x 15`7"
Living Room	Main	14`5" x 23`6"
Bedroom	Upper	10`9" x 14`9"
Bedroom	Upper	9`6" x 10`5"

Room	Level	Dimensions
Family Room	Lower	13`7" x 19`9"
Mud Room	Lower	3`6" x 9`10"
Dining Room	Main	10`5" x 14`5"
Bedroom - Primary	Upper	13`7" x 14`4"
Bedroom	Upper	10`9" x 10`11"
Bedroom	Basement	8`11" x 10`11"

Game Room
5pc Bathroom
3pc Bathroom

Basement
Upper
Basement

14`7" x 21`6"
4`11" x 11`10"
5`0" x 9`9"

2pc Bathroom
5pc Ensuite bath

Lower
Upper

4`10" x 4`10"
8`4" x 11`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

588JK

Remarks

Pub Rmks:

OPEN HOUSE - Saturday October 12 (12-2pm) & Sunday October 13 (11am-1pm). * Kelvin Grove Luxury Home - A Masterpiece of Custom Craftsmanship * Welcome to this beautifully maintained, custom-built home in the prestigious community of Kelvin Grove. This stunning 5-bedroom, 3.5-bathroom residence offers over 3,200 square feet of exquisitely developed living space, designed with top-quality finishes and thoughtful details throughout. The chef's kitchen is a showstopper, featuring high-end stainless steel appliances, custom cabinetry, quartz countertops, and a spacious center island perfect for entertaining. The kitchen seamlessly flows into the Great Room, where vaulted ceilings, sleek wood-panelled walls, and a cozy wood-burning fireplace create an inviting atmosphere. Large sliding doors open to the beautifully landscaped, expansive yard—a perfect retreat for outdoor living. The second family room, which can also serve as a large den, boasts oversized windows and another fireplace, offering a versatile space for relaxation or work. Throughout the home, light-clove dust-finished hardwood floors add a timeless and elegant touch. Upstairs, the master suite is nothing short of luxurious, complete with a dream-worthy 5-piece ensuite. The home is thoughtfully designed with built-ins throughout, providing ample storage and style at every turn. The exterior of the home is equally impressive, with meticulously landscaped grounds and a garage that features upgraded cabinetry and a durable Polyaspartic Coating on the floor. Set in a family-oriented, close-knit community, this two-storey split offers a perfect blend of modern sophistication and warm, inviting charm. This is a rare opportunity to own a truly exceptional home in one of Calgary's most desirable neighbourhoods.

Inclusions:
Property Listed By:

**Shed, playground
eXp Realty**

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













