

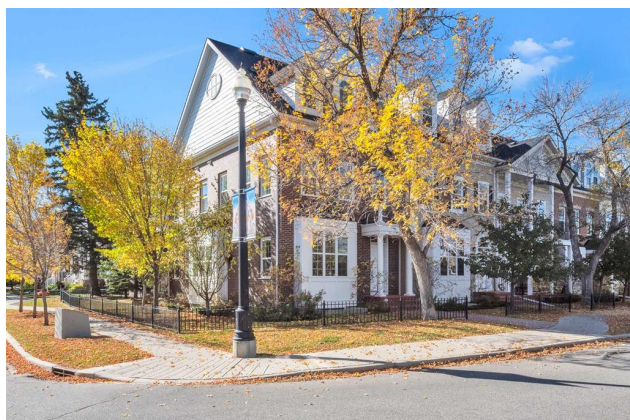


THE
A-TEAM

**RE/MAX
FIRST**

2801 DALLAIRE Avenue, Calgary T3E 7T2

MLS®#: **A2171272** Area: **Garrison Green** Listing Date: **10/08/24** List Price: **\$799,700**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2011**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,383**
 Low Sqft:
 Ttl Sqft: **2,383**

DOM

10
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Front Yard,Lawn,Many Trees,Street Lighting,Paved,See Remarks,Treed**
 Park Feat: **Alley Access,Concrete Driveway,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Courtyard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`8" x 4`11"
5pc Ensuite bath	Third	18`8" x 15`2"
Living Room	Main	13`9" x 11`8"
Kitchen	Main	13`2" x 11`7"
Walk-In Closet	Third	13`1" x 10`11"
Bedroom	Second	16`0" x 11`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Second	9`5" x 7`8"
3pc Bathroom	Lower	8`10" x 8`7"
Dining Room	Main	12`1" x 11`7"
Bedroom - Primary	Third	15`4" x 13`11"
Bedroom	Second	18`7" x 8`7"
Laundry	Second	9`5" x 5`10"

Family Room

Lower

28`6" x 14`8"

Legal/Tax/Financial

Condo Fee:
\$609

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **1210495**

Remarks

Pub Rmks: **Rare find in the upscale neighborhood of Garrison Green , An exquisite (END UNIT) Townhome offering almost 2400 sq.ft of luxury living . plus a fully finished lower level . The unit is bathed in an abundance of natural light , large windows on every floor make this home bright and inviting . High-end finishings throughout enhance the beauty of this eye-catching floor plan . The Kitchen offers top of the line appliances , full height cabinetry and an island kitchen with granite counter-tops , with plenty of counter space and gorgeous tile flooring . The main level with beautiful hardwood floors flows seamlessly to an open living room and dining room highlighted by a feature 3 sided fireplace . The 2 upper levels offer 3 extra large bedrooms including a top floor primary suite with vaulted ceilings , a massive 5 piece ensuite and enormous walk -in closet , beautiful tile flooring , This suite exudes luxury and class . There is an upper floor laundry area for added convenience with additional storage .. The lower level is fully finished with its own full sized bath and great room . This end unit offers a spacious outdoor sitting area , newer composite deck and an oversized double detached garage with paved alley . The end unit has additional trees, landscaping and attractive wrought iron fencing adding to the spaciousness of this highly desirable location .This home is a must see to appreciate the bright and open feel it offers with sunny south and east exposure .**

Inclusions: **n/a**
Property Listed By: **RE/MAX House of Real Estate**

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



