



THE
A-TEAM

**RE/MAX
FIRST**

370 CAPRI Crescent, Calgary T2L 1B2

MLS®#: **A2172149** Area: **Charleswood** Listing Date: **10/11/24** List Price: **\$2,150,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **5,823 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,370**
 Low Sqft:
 Ttl Sqft: **2,370**

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Low Maintenance Landscape,Private,Rectangular Lot**
 Park Feat: **220 Volt Wiring,Garage Door Opener,Triple Garage Detached,Workshop in Garage**

Utilities and Features

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

Construction: **Composite Siding,Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Washer,Window Coverings**

Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Pantry,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	10`5" x 10`4"
Foyer	Main	9`3" x 7`2"	Kitchen	Main	19`6" x 17`10"
Living Room	Main	14`6" x 13`10"	Mud Room	Main	6`3" x 7`11"
Office	Main	7`7" x 10`4"	4pc Bathroom	Second	
5pc Ensuite bath	Second		Bedroom	Second	11`11" x 11`0"

Bedroom	Second	11`1" x 11`0"	Laundry	Second	10`1" x 7`2"
Bedroom - Primary	Second	12`10" x 14`9"	Walk-In Closet	Second	7`10" x 9`1"
4pc Bathroom	Basement		Bedroom	Basement	14`6" x 10`6"
Game Room	Basement	23`4" x 15`10"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **936JK**

Remarks

Pub Rmks: **Step into this beautifully designed Trickle Creek custom home located on a quiet crescent across from a treed green space, in one of Calgary's most desired neighborhoods - the community of Charleswood. With over 3,500 sq. ft. of total developed space, the main floor impresses with soaring 10-foot ceilings, setting a tone of spaciousness and grandeur. The living room features barrel arch with hidden storage, custom millwork accented with solid brass Armac Martin hardware, and an oversized 48-inch gas fireplace with a stone surround serving as the perfect centerpiece for cozy evenings. For the ultimate culinary experience the kitchen boasts a vaulted ceiling allowing for 8-foot counter-to-ceiling windows, maximizing natural light and outdoor sight lines. It is outfitted with a top-tier Jennair appliance package, including a 48-inch gas range, double ovens, and a microwave drawer. The Brizo polished nickel bridge faucet, pot filler, and a Kohler apron-front sink add both style and convenience. Open white oak shelving with solid brass Armac Martin brackets provide functionality and style. A separate butlers pantry and mudroom are located off the kitchen, featuring a Kohler apron-front prep sink, ample closed storage and custom built-in millwork. The second floor continues the feeling of openness with 15-foot vaulted ceilings in the hallway, master bedroom, and ensuite. The primary suite is designed for comfort and privacy, complete with sound insulation walk-in closet with custom millwork and a spa-like ensuite. Luxuriate in peace with ample space and thoughtful details that ensure rest and relaxation, including separate vanities, a soaker tub, and an oversized shower with dual shower heads and temperature control. The finished basement is perfect for entertaining or guest accommodations, with sound-insulated ceilings in the bedroom and in-floor heating in the bathroom for added comfort. The entire home is equipped with an integrated Sonos sound system, allowing you to enjoy music or media throughout the space. Outdoor living is a highlight on this property, with a rear deck featuring a pergola and a front deck complete with privacy wall. The oversized triple car garage includes a woodworking shop, while the outdoor gas fireplace with a custom concrete surround adds warmth to your evenings. Neighbouring trees provide a park-like setting with clear sightlines with no overhead power lines and convenient underground sprinkler system. Modern living is made easy with energy-efficient Lennox two-stage air conditioning, solid 8-foot core doors, and high-end finishes throughout. Whether hosting or relaxing, this home offers a timeless blend of luxurious touches and practical features, designed for those who appreciate craftsmanship and comfort.**

Inclusions: **Doorbell cameras (3)**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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











