



THE
A-TEAM

**RE/MAX
FIRST**

2426 53 Avenue, Calgary T3E1L6

MLS®#: **A2172563** Area: **North Glenmore Park** Listing Date: **10/11/24** List Price: **\$1,159,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,981 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Landscaped,Private,See Remarks**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,925**
 Low Sqft:
 Ttl Sqft: **1,925**

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

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

Construction: **Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**
 Int Feat: **Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Stone Counters,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	14`0" x 15`2"	Living Room	Main	18`4" x 14`2"
Kitchen	Main	17`2" x 12`4"	Game Room	Basement	15`2" x 13`2"
Laundry	Upper	7`0" x 6`3"	Bedroom - Primary	Upper	15`0" x 12`9"
Bedroom	Upper	9`10" x 9`8"	Bedroom	Upper	10`2" x 10`0"
Bedroom	Basement	12`7" x 11`5"	2pc Bathroom	Main	5`11" x 5`0"
4pc Bathroom	Upper	9`4" x 5`0"	5pc Ensuite bath	Upper	15`9" x 9`1"
4pc Bathroom	Basement	9`0" x 5`0"	Walk-In Closet	Upper	9`4" x 6`0"
Mud Room	Main	6`1" x 5`11"	Exercise Room	Basement	9`6" x 9`0"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	3057HP

Remarks

Pub Rmks: **Step into this brand new, contemporary masterpiece in North Glenmore, offering 2,629 square feet of luxurious living (1,925 sqft above grade) with 4 spacious bedrooms and 3.5 bathrooms. This stunning home is designed with high-end finishes and a modern openconcept layout that seamlessly connects the main living areas. The master bedroom is a true retreat, featuring vaulted ceilings and a spa-like 5- piece ensuite with premium fixtures. Each bathroom throughout the home is equipped with sleek, modern vanities and premium tile, combining both style and functionality. The chef's kitchen is the centerpiece of the home, showcasing top-of-the-line stainless steel appliances, custom cabinetry, and an expansive island with quartz countertops, ideal for both cooking and entertaining. Adjacent to the kitchen, the living room features a striking gas fireplace with a custom feature wall, creating a cozy yet elegant focal point for the space—perfect for relaxing or hosting guests. Wide-plank hardwood floors flow throughout both the main and upper floors, adding a warm, cohesive feel to the entire living space. Designer lighting, pot lights, and custom millwork, along with high ceilings and large windows, ensure that every room is filled with natural light, enhancing the home's airy and sophisticated ambiance. A thoughtfully designed mudroom offers practical convenience with built-in storage, perfect for organizing coats, shoes, and daily essentials. Custom closets throughout the home provide ample storage solutions, maximizing both style and functionality, especially in the master suite and additional bedrooms. In addition to its luxurious interior, this home boasts a private gym, offering a dedicated space for fitness enthusiasts, and a fully finished basement, perfect for a media room or family lounge. The oversized double garage provides ample space for vehicles and storage, while the professionally landscaped yard features a large patio area, ideal for outdoor dining and entertaining. The private fenced backyard offers both privacy and space for family activities. Located in the vibrant and family-friendly community of North Glenmore, this home is surrounded by parks, walking trails, and top-rated schools, with convenient access to shopping, dining, and just minutes from the city's core. This exquisite property offers the perfect blend of modern design, comfort, and luxury living. Book your showing today!**

Inclusions: none
 Property Listed By: URBAN-REALTY.ca

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







