



THE
A-TEAM

**RE/MAX
FIRST**

1143 RICHLAND Road, Calgary T2E 5M3

MLS®#: **A2173629**

Area: **Renfrew**

Listing Date: **10/18/24**

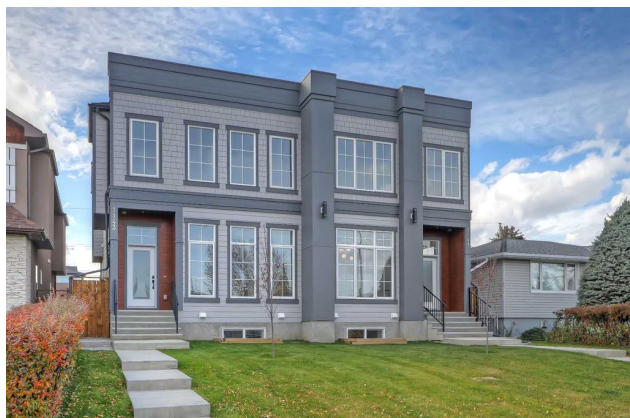
List Price: **\$1,039,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,981

Year Built:

2023

Low Sqft:

Ttl Sqft:

1,981

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

35

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

Cement Fiber Board,Composite Siding

Flooring:

Carpet,Hardwood,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave,Oven,Refrigerator**

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`11" x 12`5"	Kitchen	Main	21`11" x 15`2"
Dining Room	Main	13`4" x 10`10"	Mud Room	Main	12`6" x 5`4"
2pc Bathroom	Main		Bedroom - Primary	Second	14`2" x 12`4"
Walk-In Closet	Second	6`11" x 5`6"	Bedroom	Second	12`0" x 11`4"
Bedroom	Second	13`6" x 9`2"	Laundry	Second	8`10" x 5`11"
4pc Bathroom	Second		5pc Ensuite bath	Second	

Bedroom
Game Room
4pc Bathroom

Basement
Basement
Basement

10`6" x 10`1"
16`9" x 9`7"

Bedroom
Kitchen

Basement
Basement

11`9" x 10`7"
13`3" x 11`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312188

Zoning:
R-CG

Remarks

Pub Rmks:

****OPEN HOUSE SAT, NOV 23RD @ 11 AM - 1 PM** *VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!* ONLY ONE SIDE REMAINS! Discover modern living in this exquisite BRAND-NEW & MOVE-IN READY 2-storey semi-detached infill with a LEGAL BASEMENT SUITE. Spanning almost 2,800 square feet, this home offers 5 spacious bedrooms, a sunny West-facing backyard, and a double detached garage in serene Renfrew. Thoughtful upgrades and high-end finishes adorn every corner, highlighted by a designer lighting package. The main floor features 10-foot ceilings, wide plank hardwood flooring, an open-concept dining room with oversized windows and a stunning panelled feature wall. The galley-style kitchen includes custom cabinetry, an oversized waterfall quartz island with breakfast bar seating, and a Kitchen Aid stainless steel appliance package. The cozy living room with a gas fireplace and large sliding patio doors opens to a massive deck with a privacy wall. A mudroom provides convenient backyard access, and the 2-piece powder room completes the main floor. Upstairs, 9-foot ceilings and plush carpet extend throughout. The primary bedroom boasts a panelled feature wall and dual walk-in closets. The 5-piece ensuite features a tile walk-in shower, dual sinks, quartz countertops, heated floors, a freestanding soaker tub, and a private water closet. Plus, the primary bedroom and ensuite boast downtown views through large windows. Two additional bedrooms with built-in closets, a 4-piece bathroom, a laundry area with quartz countertops and a sink complete the upper floor. The fully developed legal basement suite, designed for revenue maximization, includes 2 bedrooms, a fully equipped kitchen with Samsung appliances, and a 4-piece bathroom. Soundbar and sound-dampening insulation provide optimal privacy. Additionally, this property features dual high-efficiency furnaces, dual HRV, a 75-gallon hot water tank, and an air-conditioner rough-in. The exterior includes Hardie board siding, 35-year shingles, brushed concrete steps, pressure-treated fencing, and a complete landscaping package. Enjoy low-maintenance dual-pane vinyl windows, a large rear deck with a privacy wall and Duradeck vinyl decking, and a gas line to the back deck. The home comes with the Progressive New Home Warranty Program. Renfrew is a tranquil community with tree-lined streets, parks, schools, and shopping and dining options nearby. Enjoy convenient access to Calgary's downtown core and major roadways. Don't hold off and miss your opportunity. Book your showing today!**

Inclusions:
Property Listed By:

**Basement Suite: Refrigerator, Electric Stove, Dishwasher, Microwave
RE/MAX House of Real Estate**

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

