



THE
A-TEAM

**RE/MAX
FIRST**

2021 17 Avenue, Calgary T2M0S7

MLS®#: **A2174119** Area: **Banff Trail** Listing **10/23/24** List Price: **\$948,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 09-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2023**
 Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane, Landscaped**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,929**
 Low Sqft:
 Ttl Sqft: **1,929**

DOM

29
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, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stucco**
 Flooring: **Ceramic Tile, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Bar, Bookcases, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`9" x 16`10"	Dining Room	Main	13`9" x 11`2"
Mud Room	Main	5`9" x 6`9"	2pc Bathroom	Main	5`9" x 5`4"
Living Room	Main	13`0" x 15`4"	Entrance	Main	7`0" x 5`8"
4pc Bathroom	Upper	5`6" x 8`11"	Laundry	Upper	7`9" x 6`1"
Walk-In Closet	Upper	9`6" x 6`5"	Bedroom - Primary	Upper	13`5" x 11`10"
5pc Ensuite bath	Upper	16`9" x 6`1"	Bedroom	Upper	9`11" x 10`2"
Bedroom	Upper	11`8" x 10`2"	Office	Basement	7`1" x 7`3"
Family Room	Basement	15`3" x 20`4"	4pc Bathroom	Basement	9`0" x 4`11"
Walk-In Closet	Basement	4`4" x 9`3"	Bedroom	Basement	14`3" x 9`2"

Storage	Basement	3`3" x 5`3"	Furnace/Utility Room	Basement	9`1" x 6`2"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	8100AF

Remarks

Pub Rmks: **Your dream home in the highly sought-after Banff Trail Subdivision awaits! This stunning, nearly-new semi-detached 2-storey home, just one year old, offers the perfect fusion of luxury and modern living. As you step inside, you'll be captivated by the impeccable craftsmanship and thoughtful design throughout. The main floor boasts a gourmet kitchen that is every chef's dream, featuring custom cabinetry, a striking quartz backsplash, a high-end gas cooktop for precise cooking. With 4 spacious bedrooms and 3.5 bathrooms with near 2700 sqft of total space, this home provides all the room your family needs for both comfort and convenience. The primary bedroom serves as a private retreat, complete with a spa-like ensuite for the ultimate in relaxation after a long day. The fully finished basement is an entertainment haven, complete with a large recreation room, wet bar equipped with a separate refrigerator, sink, and ample cabinetry, making it perfect for hosting gatherings. The additional fourth bedroom on this level offers flexibility—ideal for a guest room, home office, or whatever suits your lifestyle. This home is designed with the latest in construction standards, energy-efficient features, and modern amenities to elevate your living experience. Plus, it comes with new home warranty program, offering peace of mind and protection for years to come. Located in the vibrant Banff Trail Subdivision, you'll enjoy close proximity to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Market Mall, and North Hill Mall. With Lions Park LRT station just a short walk away, commuting is easy and convenient. Don't miss your chance to make this elegant and comfortable home your own. Schedule your showing today and start living the modern lifestyle you've always dreamed of!**

Inclusions:	N/A
Property Listed By:	Homecare Realty Ltd.

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













