



THE
A-TEAM

**RE/MAX
FIRST**

80 CLARENDON Road, Calgary T2L 0P3

MLS®#: **A2174354** Area: **Collingwood** Listing Date: **10/25/24** List Price: **\$1,675,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1962**
Lot Information
 Lot Sz Ar: **8,503 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,825**
 Low Sqft:
 Ttl Sqft: **1,825**

DOM

20
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Garden,Landscaped,Private**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Lighting,Private Yard,Storage**

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

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Stove(s),Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`9" x 18`0"	Family Room	Main	17`0" x 14`4"
Dining Room	Main	17`0" x 10`8"	Breakfast Nook	Main	13`1" x 7`7"
Pantry	Main	4`6" x 9`8"	Foyer	Main	8`0" x 6`5"
Bedroom - Primary	Main	11`10" x 12`2"	Walk-In Closet	Main	4`11" x 11`9"
Bedroom	Main	13`1" x 13`0"	Bedroom	Main	12`3" x 12`1"

4pc Ensuite bath
Game Room
Bedroom
3pc Bathroom

Main
Basement
Basement
Basement

8`6" x 7`11"
12`2" x 22`5"
11`4" x 7`11"
8`1" x 7`3"

4pc Bathroom
Bedroom
Office

Main
Basement
Basement

5`0" x 12`1"
12`10" x 10`10"
13`0" x 11`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

466JK

Remarks

Pub Rmks:

Discover a hidden gem that's larger than it appears, boasting a luxury renovation with quality and craftsmanship that is unmatched! Located in the coveted community of Foothills Estates within Collingwood, this exceptionally designed home creates a unique opportunity to get into a neighbourhood that is on the cusp of massive, luxury redevelopment. Surrounded by several properties undergoing large scale renovation and custom high end new builds, you are achieving incredible value with a move in ready stunning home! With 5-bedroom, 3-bath, this sprawling bungalow offers just shy of 3200 square feet of exquisite living space. Step into luxury with this home that features an elegant chef's kitchen complete with gas range, built in high-end appliances, large island with reeding detail and a dreamy butler's pantry. Beautiful tray vaulted ceiling captures the dining area perfectly while allowing for an open concept flow and feel into a bright welcoming family room. The main floor hosts the primary suite with stunning 12 foot ceilings, an ensuite complete with steam shower and walk-in closet fitted with a laundry steamer. 2 additional bedrooms both with custom built wardrobes and a full bathroom complete this floor. An extra wide staircase invites you into the lower level of this home. Beautiful deep window wells allows for a flood of natural light throughout the finished basement. A dry bar, generous sized family room, 2 additional bedrooms, flex room, laundry, full bathroom, along with a functional mudroom that walks through to the attached garage complete this level. Don't miss the adorable and convenient dog wash in the mudroom! Other highlights of this professionally renovated home is the newly laid rubber driveway, air conditioning, newly constructed roof, and an HRV system. Situated on a huge lot, this property offers ample space for outdoor activities and entertainment. Additionally, a heated workshop provides a perfect space for hobbies or projects. This meticulously designed bungalow combines modern amenities with spacious living, making it a dream home for those seeking both comfort and style. This gem is a must see in person to fully appreciate how gorgeous it is!

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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











