



THE
A-TEAM

**RE/MAX
FIRST**

2824 12 Avenue, Calgary T2N 1K8

MLS®#: **A2174622** Area: **St Andrews Heights** Listing Date: **10/23/24** List Price: **\$2,100,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2008** Abv Sqft: **3,330**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,006 sqft** Ttl Sqft: **3,330**
 Lot Shape:

DOM

101
Layout
 Beds: **4 (3 1)**
 Baths: **5.0 (4 2)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Treed**
 Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **In Floor,Fireplace(s),Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **BBQ gas line** Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Range,Microwave,Refrigerator**
 Int Feat: **Bar,Central Vacuum,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Skylight(s),Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 6`2"	2pc Bathroom	Main	5`5" x 6`9"
Breakfast Nook	Main	13`9" x 15`11"	Foyer	Main	21`4" x 19`6"
Kitchen	Main	17`0" x 18`11"	Living Room	Main	17`3" x 18`11"
Mud Room	Main	7`9" x 13`1"	Office	Main	14`1" x 15`10"
Pantry	Main	11`0" x 10`3"	4pc Bathroom	Second	8`11" x 5`1"
4pc Bathroom	Second	8`5" x 9`3"	5pc Ensuite bath	Second	16`9" x 17`3"

Bedroom	Second	14`6" x 14`10"	Bedroom	Second	13`4" x 14`9"
Laundry	Second	8`5" x 10`4"	Office	Second	8`7" x 10`3"
Bedroom - Primary	Second	17`7" x 26`0"	Walk-In Closet	Second	8`0" x 14`3"
4pc Ensuite bath	Basement	14`6" x 7`10"	Wine Cellar	Basement	13`3" x 9`0"
Bedroom	Basement	14`6" x 10`5"	Game Room	Basement	16`7" x 22`9"
Storage	Basement	6`1" x 6`4"	Media Room	Basement	19`9" x 18`5"
Furnace/Utility Room	Basement	19`6" x 8`2"	Game Room	Basement	22`4" x 18`6"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **7527GN**

Remarks

Pub Rmks: **Classic elegance awaits in St. Andrew's Heights. This exceptional traditional home on a quiet tree lined street boasts over 5000 square feet of finished living space over 3 levels with a timeless appeal and versatile plan. As you enter the formal foyer you will be captivated by the quality and grandeur of this home, anchored by the impressive central curved staircase. Off of the formal entry you will discover a handsome home office/ den with rich wood panelling, built in bookshelves and a gas fireplace. Pass through to the great room with a sophisticated vibe, open to the kitchen and the spacious informal dining area which all look out to the beautiful backyard and large deck, perfect for entertaining. The kitchen features a raised bar, Wolf 6 burner gas range, SubZero fridge, Miele dishwasher, wall oven/ microwave combo and garburator. Tucked behind the kitchen is a practical passageway from the rear entry that is perfect for families with a large mudroom with built-in lockers, powder room, butler's pantry with ample storage, beverage fridge, full size fridge/ freezer combo and loads of cupboard and counter space. Its clever design keeps mess out of sight and everything organized for a great work flow in your home. At the end of this corridor you will discover a stunning formal dining room which is also accessible to the foyer with beautiful windows looking into the front yard and a gas fireplace and beautiful wainscotting detail. The upper level is filled with charming details and character. At the top of the staircase is a cozy library/ workspace perfect for a kids homework area with two built in work stations. The principle suite is a haven of relaxation with a large bedroom area with its own fireplace, his and hers closets and a spa inspired ensuite with separate vanities, air jet tub, enclosed water closet and a huge walk-in steam shower. Down the hall there are two additional bedrooms on this level, each with their own full ensuite bathrooms as well as a large laundry room. The fully developed basement is ideal for entertaining with a stunning bar as its focal point with an impressive wine cellar behind. Its glass wall and door allow you to display your collection while hosting guests. There is a large games area with pool table, while down the hall you will discover a full bathroom, 4th bedroom and a fantastic media room. This home features a Control 4 integrated electronics system, central vacuum, air conditioning for the upper level, in-floor heating in the basement, 2 furnaces and hot water on demand. Outside you will love the mature landscaping and the triple detached garage plus an extra parking space beside. Located within walking distance to the Foothills Medical Centre, off leash dog park and Maria Montessori Education Centre it's easy to appreciate why this is one of NW Calgary's most sought after neighbourhoods. Immediate / flexible possession available.**

Inclusions: **Wine Fridge in Butler's pantry, Fridge/Freezer in Butler's pantry, Dishwasher in bar lower level, bar fridge lower level, screen and controllers in media room, Control 4 system**

Property Listed By: **CIR Realty**

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











