



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14942 24 Street, Calgary T3P 2J9**

MLS®#: **A2175285**

Area: **Moraine**

Listing Date: **10/25/24**

List Price: **\$675,946**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **2,486 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,717**

Low Sqft:

Ttl Sqft: **1,717**

DOM

**39**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Corner Lot,Street Lighting,Rectangular Lot  
Alley Access,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Rain Gutters**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**

Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Flex Space</b>	<b>Main</b>	<b>13`4" x 11`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 5`6"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>9`8" x 10`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 10`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`0" x 3`6"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>7`10" x 9`2"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>5`2" x 5`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 10`6"</b>
<b>Great Room</b>	<b>Main</b>	<b>12`6" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 10`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>6`0" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`2" x 13`0"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**R-G**

Legal Desc:

**2410339**

Remarks

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Pub Rmks:                   **\*\* Broadview Homes builder discount of \$60,000.00 has been deducted from the listing price! \*\* Welcome to the Concord 2 Prairie Style built by Broadview Homes; this stunning floor plan boasts 1717 SqFt. The front door opens to a beautiful open floor plan with an optional main floor bedroom or flex room for day seating. The open concept kitchen, dining nook and great room make this the perfect home to entertain company. The kitchen is outfitted with a gas range, hood fan, stainless steel appliances, granite countertops and a centre island with space for barstool seating. Upstairs holds 3 bedrooms, 2 full bathrooms and a laundry room. The spacious primary bedroom is paired with a 5pc ensuite bath with a soaking tub and double vanities. The basement of this home includes rough-ins ready for a secondary suite subject to approval and permitting by the city/municipality with a separate side entrance, 9' ceilings, second furnace & HRV, kitchen rough-in & laundry room rough-in. Everything you could need is close by, with ample retail, schools, daycares, and grocery as well. With a short drive to Stony Trail, its never been easier to access all of Calgary from your front door. Hurry and book a showing at your brand new Broadview home today!**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX Crown**

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

**CHOOSE FROM 5 CURATED INTERIOR PALETTES**



**A**



**B**



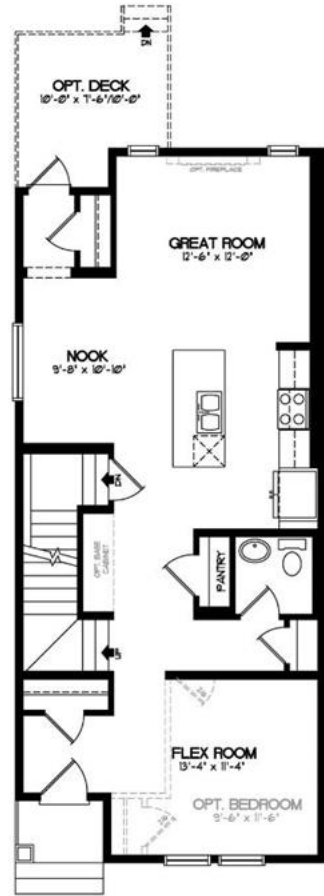
**C**



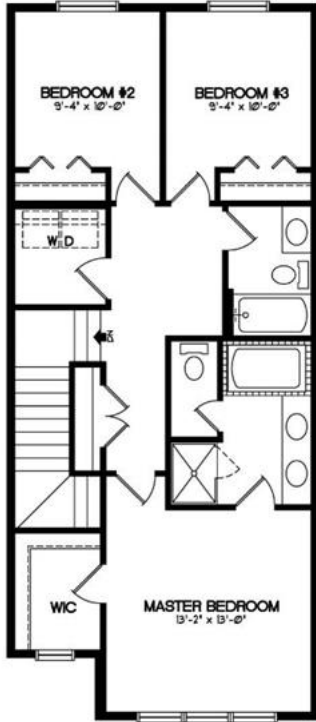
**D**



**E**



MAIN FLOOR - 882 SQFT



UPPER FLOOR - 835 SQFT