



THE
A-TEAM

**RE/MAX
FIRST**

1710 29 , Calgary t3c1m4

MLS®#: **A2175451**

Area: **Shaganappi**

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

List Price: **\$1,279,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,092**

Low Sqft:

Ttl Sqft: **2,092**

Lot Information

Lot Sz Ar: **3,253 sqft**

Lot Shape:

DOM

18

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Rectangular Lot**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **ENERGY STAR Qualified Equipment,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Electric Cooktop,ENERGY STAR Qualified Appliances,Garage Control(s),Gas Range,Humidifier,Microwave,Microwave Hood Fan,Washer/Dryer Stacked**
Int Feat: **Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Mud Room	Main	6`3" x 5`0"
Kitchen	Main	17`4" x 12`8"
2pc Bathroom	Main	4`9" x 4`11"
Entrance	Main	10`0" x 5`8"
Bedroom - Primary	Second	15`10" x 14`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`5" x 17`6"
Mud Room	Main	4`3" x 4`0"
Dining Room	Main	10`8" x 11`11"
Office	Main	9`8" x 10`1"
5pc Ensuite bath	Second	8`1" x 11`9"

Walk-In Closet	Second	5`7" x 8`6"	Bonus Room	Second	10`9" x 9`0"
4pc Bathroom	Second	4`11" x 8`0"	Bedroom	Second	9`9" x 11`10"
Walk-In Closet	Second	4`9" x 5`2"	Bedroom	Second	11`11" x 10`0"
Walk-In Closet	Second	4`10" x 4`11"	Laundry	Second	7`6" x 4`2"
Bedroom	Basement	11`7" x 8`4"	3pc Bathroom	Basement	13`9" x 11`5"
Kitchen	Basement	2`6" x 11`11"	Flex Space	Basement	10`8" x 22`0"
Storage	Basement	8`8" x 3`0"	Bedroom	Basement	9`8" x 14`6"
Walk-In Closet	Basement	3`7" x 6`8"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG Residential**
Legal Desc: **1112806**

Remarks

Pub Rmks: **Brand-new luxurious home with LEGAL Secondary Suite! A magnificent find in Shaganappi community, this ultra-luxurious home offers over 2,840+ sq.ft, of stunning modern living in a centrally located community with quick access to 17th Ave, downtown, golf course, c-train transit, Edworthy park, Douglas Fir trail, multiple schools, and restaurants to live life in tranquility. It features an amazing OPEN concept floor plan with excellent use of space and storage. Extensive upgrades including custom built-ins, wide plank engineered oak hardwood flooring on main and upper floor, designer pendant lights, security, vacuflo, & ceiling speakers. Main Floor features 10+FT ceiling, large windows, stylish home office, elegant dining room, spacious kitchen with oversized island, premium appliances and a separate WET BAR to entertain your guests. The bright living room acts as a welcoming hub with extraordinary fireplace/media wall with direct access to the back deck through sliding glass door. The rear mudroom features built-ins and a bench, keeping everyone organized as they head in and out of the house. Upper floor showcases 9'+ ceiling, master bedroom & 2 large rooms, walk-in closets, elegant fixtures, formal laundry room and a BONUS room with skylight and media wall. The elegant master bedroom boasts vaulted ceiling, large windows, huge walk-in closet with custom millwork and luxurious 5pc ensuite with heated tile floors, steam shower with bench, free standing tub and dual undermount sinks. The other 2 large bedrooms brags tray ceiling, walk -in closets & 3-pc bathroom is ideal for kids/guests. A rare find; LEGAL fully developed Basement Suite with Separate Entrance can be used for entertainment, MIL suite or a mortgage helper. It features a FULL kitchen, living room, separate dining area, large bedroom with extra large walk-in closet for all the storage, 3-pc bath, in-suite laundry rough-ins, and a custom home GYM. The backyard fully landscaped, has a patio with a gas line for your BBQ, and fully fenced for privacy. A double detached garage offers storage for two vehicles. Don't miss the chance to make this remarkable property yours to enjoy a lifestyle of unparalleled luxury. Experience the epitome of modern living with the convenience of nearby amenities, parks, schools, shopping, dining, golfing and entertainment options. Schedule your private viewing today!**

Inclusions: n/a
Property Listed By: **Grand Realty**

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









