



THE
A-TEAM

**RE/MAX
FIRST**

225 10 Street, Calgary T2E 4L9

MLS®#: **A2175471** Area: **Bridgeland/Riverside** Listing Date: **10/25/24** List Price: **\$1,049,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,425 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,884**
 Low Sqft:
 Ttl Sqft: **1,884**

DOM

26
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Wood Frame,Wood Siding**
 Heating: **In Floor Roughed-In,Fireplace(s),Forced Air** Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
 Sewer: Ext Feat: **Private Entrance,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator**
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s),Wet Bar,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`2" x 11`8"	2pc Bathroom	Main	4`10" x 5`2"
Kitchen	Main	15`5" x 12`9"	Living Room	Main	12`4" x 11`0"
Mud Room	Main	11`0" x 5`3"	Bedroom - Primary	Second	15`9" x 11`7"
3pc Ensuite bath	Second	10`6" x 6`11"	Laundry	Second	6`9" x 7`1"
Bedroom - Primary	Second	13`8" x 11`0"	Walk-In Closet	Second	8`11" x 7`11"
5pc Ensuite bath	Second	13`9" x 7`5"	Bedroom	Third	11`9" x 12`11"

**3pc Bathroom
Bedroom
Game Room**

**Third
Basement
Basement**

**4`11" x 7`8"
11`1" x 10`4"
10`11" x 16`0"**

**Family Room
3pc Bathroom**

**Third
Basement**

**9`0" x 12`10"
8`1" x 4`11"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2411090

Zoning:
DC

Remarks

Pub Rmks:

This exceptional new build showcases the highest quality finishes with meticulous attention to detail. This is a fantastic opportunity to own a brand-new home. A unique three-story modern farmhouse with a well-thought-out floor plan, west-facing backyard, and over 2,638 total square feet built by BILD award-winning builder Green Cedar Homes. Upon entry, you're greeted by a spacious foyer leading into the dining area with custom wall panelling and showcasing ample natural sunlight from the large windows. The stunning kitchen features a quartz countertop, a centre kitchen waterfall island, a white and gold hexagon backsplash, and luxury Fisher & Paykel built-in appliances. Black handles and black & gold faucets, fireplace in the great room with stone surround and mudroom with beautiful black hexagon tiled floor. The second level includes a 9' ceiling, a massive primary bedroom with a remarkable five-piece ensuite, dual vanity, a custom shower, and a large walk-in closet—another great primary bedroom with a three-piece ensuite bath, and a walk-in closet. The laundry room is conveniently located on the second level, with a sink and lots of storage. Heading to the third level, you'll find a massive entertaining area/Bonus room, wet bar, three-piece bath, another great-sized bedroom, and a large balcony looking over beautiful views of downtown and the city. The fully finished basement features a rec room, wet bar, another bedroom, and a three-piece bath. This house offers upgrades such as rough-ins for the central vac, built-in speakers, and in-floor heat in the basement. This home is conveniently located just minutes from Downtown, Off-leash Park, Calgary Zoo, Bow River, Telus Spark Science Centre, Playground, Schools, Memorial Station, and all the trendy shops and restaurants of Bridgeland. Call today to book a private viewing.

Inclusions:
Property Listed By:

**N/A
Century 21 Bravo Realty**

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













