



THE
A-TEAM

**RE/MAX
FIRST**

1816 ELIZABETH Street, Calgary T2G 4H4

MLS®#: **A2176139**

Area: **Ramsay**

Listing Date: **11/07/24**

List Price: **\$1,780,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,745 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,560**

Low Sqft:

Ttl Sqft: **2,560**

DOM

44

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Detached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	18`2" x 18`11"
Living Room	Main	17`10" x 15`6"
Office	Second	11`11" x 8`6"
Exercise Room	Basement	20`3" x 6`11"
Laundry	Second	8`8" x 6`5"
Bedroom	Second	12`11" x 10`5"

Room	Level	Dimensions
Dining Room	Main	9`8" x 9`2"
Office	Main	13`11" x 10`8"
Game Room	Basement	27`9" x 13`4"
Flex Space	Basement	8`2" x 7`8"
Bedroom - Primary	Second	17`1" x 14`6"
Bedroom	Second	15`6" x 10`5"

Bedroom
4pc Bathroom
6pc Ensuite bath

Basement
Basement
Upper

11`11" x 11`1"
9`6" x 4`11"
17`11" x 8`8"

2pc Bathroom
4pc Bathroom

Main
Upper

6`11" x 4`11"
10`5" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210902

Zoning:
R-CG

Remarks

Pub Rmks:

CICBA award winning custom home be Tecai Homes w/ CARRIAGE HOUSE! Discover luxury living in this beautiful bespoke home, with over 4,000sqft of livable space in Ramsay! With an array of upgrades, this residence offers a unique blend of rustic Mediterranean charm and modern convenience. The design elements—natural stone accents and elegant archways—create a warm and inviting atmosphere throughout. As you enter the home the large foyer leads you up to the main floor that features a bright private den/flex space, featuring an inset archway feature and sleek glass panel door that invites natural light. The heart of the home is the designer kitchen, equipped with a double-wide fridge/freezer combo, a gas range, built-in wall oven, and a powerful hood vent, making it a chef's paradise. Enjoy the rare walk-in pantry and a cozy ambient coffee bar, perfect for your at-home barista. The custom banquet seating adds a touch of comfort and style, ideal for family gatherings. The spacious living room, highlighted by sliding doors, boasts a cozy gas fireplace and a stunning rustic stone wall that harmonizes beautifully with the kitchen. A well-appointed mudroom features ample built-in storage and a separate entrance to the backyard and garage, complemented by a glamorous 2-piece bath tucked away at the back of the home. Upstairs a unique split-level design offers a versatile loft area, perfect for a playroom or homework space that overlooks the kitchen. This area is rich in storage and built-ins, catering to every family member's needs. The upper level houses two generously sized bedrooms, primary and a massive laundry room with a sink & abundant storage. The primary bedroom is a true retreat, featuring a large window and a walk-in closet w/ built-in storage. The luxurious Japanese-inspired ensuite boasts exquisite Japanese tiles, double vanity w/ stunning arched mirrors, in-floor heating, tiled shower with glass doors and a deep Japanese soaking tub that aids in many benefits like better circulation and stress relief. An additional 4-piece bath and a hidden linen closet complete this level. All bedrooms also have blackout blinds for added comfort. The basement is a recreational dream! It features a full gym with a striking glass wall, a cozy living area, and a wet bar adorned with imported tiles. Kids will love the secret play area, ensuring fun for all ages. The basement also includes hydronic in-floor heating, a fourth bedroom, and a final 4-piece bath. This home is equipped with A/C, heated garage with epoxy flooring, and both front and back enclosed porches. Elegant CB2 lighting throughout and \$15k custom window coverings by Normandeau Window Coverings. Don't miss the CARRIAGE HOUSE w parking stall, the featuring a sleek kitchen, living/bedroom combination that is sure to impress any renter or family member Can rent for \$1,600/month for additional income. This is a personal home to the builder and no expense was spared! Lived in less than a year!

Inclusions:

sectional dining seating, dining table, Smith Machine in Gym, Garage Heater, dishwasher carriage house, fridge carriage house, microwave hood fan carriage house, washer/dryer combo carriage house, electric cooktop carriage house

Property Listed By:

eXp Realty

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









