



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**404 21 Avenue, Calgary T2M1J5**

MLS®#: **A2176894**      Area: **Mount Pleasant**      Listing Date: **11/01/24**      List Price: **\$2,049,900**  
 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: **2024**      Abv Sqft: **2,846**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,682 sqft**      Ttl Sqft: **2,846**  
 Lot Shape:

DOM

**32**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Level,Rectangular Lot**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Membrane**      Construction: **Stone,Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven,Refrigerator**  
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`9" x 5`9"	Dining Room	Main	11`3" x 8`8"
Foyer	Main	8`5" x 9`9"	Kitchen	Main	20`0" x 11`9"
Living Room	Main	19`10" x 16`2"	Mud Room	Main	5`6" x 8`10"
Office	Main	16`8" x 11`3"	4pc Ensuite bath	Second	7`11" x 4`11"
4pc Ensuite bath	Second	7`11" x 4`11"	5pc Ensuite bath	Second	11`11" x 10`6"
Bedroom	Second	15`3" x 12`0"	Bedroom	Second	11`11" x 10`8"

Laundry  
Bedroom - Primary  
3pc Bathroom  
Game Room  
Furnace/Utility Room

Second 11`8" x 6`5"  
Second 16`0" x 15`5"  
Basement 9`8" x 5`11"  
Basement 24`1" x 11`1"  
Basement 13`4" x 10`5"

Bonus Room  
Walk-In Closet  
Bedroom  
Family Room  
Spice Kitchen

Second 15`11" x 13`1"  
Second 11`9" x 6`9"  
Basement 13`11" x 11`10"  
Basement 30`10" x 12`7"  
Main 8`11" x 5`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **21290**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Welcome to a modern architectural masterpiece on a stunning tree lined street in Mount Pleasant by CCC Homes, where luxury flows across 4,040+ sq ft of fully finished, designer space! A breathtaking Spanish tile feature wall welcomes you in the front foyer w/ views of the wood-wrapped stairwell w/ inset lighting & two stories of windows! 11-FT ceilings lead you to the elegant powder room w/ designer Kallista cast bronze decorative vessel sink & the front office w/ custom millwork, walnut wood panelling, & leather-finished granite countertop. The open-concept, high-end kitchen is a showstopper, with ceiling-height cabinetry alongside an incredible full-height Spanish slab tile backsplash & custom tile-wrapped hood fan. The oversized central island features natural leather-finished granite & Canadian-manufactured designer Bocci pendant lights. The premium JennAir appliance package includes a gas cooktop, panelled 48-in refrigerator, double wall oven, microwave drawer, & panelled dishwasher. This kitchen is also an entertainer's dream, w/ a walk-in pantry w/ built-in shelving & a PREP KITCHEN w/ quartz counter, Spanish tile backsplash, S/S sink, upper & lower cabinetry, plus a second gas range & dishwasher. The dining area has a DACOR 7-ft tall BUILT-IN WINE FRIDGE alongside ceiling-height walnut wood panelling w/ open illuminated glass display shelves. The spacious living room centres on a gas fireplace w/ full-height stone surround, walnut panelling, Spanish tile built-in bench, LED lighting, & dual sliding glass doors to take you out to the maintenance free composite deck. You can also access the deck & the DETACHED TRIPLE CAR GARAGE w/ 10-ft ceilings through the rear mudroom finished with a bench, walnut panelling, & custom storage along two walls. Upstairs features 10-FT ceilings & a bright bonus room w/ built-in media centre w/ PRIVATE SOUTH-FACING BALCONY W/ OUTDOOR FIREPLACE! The elegant primary suite features a sitting area, walk-in closet w/ motion sensor lighting, & spa-inspired ensuite w/ motion sensor lighting, heated tile floors, dual vanity w/ vessel sinks, quartz countertop, LED backlit mirrors, ceiling-height grooved Spanish tile, freestanding soaker tub, walk-in shower w/ 10-ft ceiling & full-height tile (roughed-in for steam), & Bocci designer lights. Two junior suites enjoy walk-in closets & 4-pc ensuites w/ HEATED TILE floors, motion sensor lights, floating vanities, & tub/shower combo w/ full-height Spanish tile. Downstairs, the living space continues w/ a spacious rec room & TV area w/ 100% natural WOOL carpet, built-in media centre, & full wet bar w/ leather-finished granite countertop, full-height slab tile backsplash, undermount sink, display shelving w/ LED feature lighting, Vevor ICE MAKER, & Frigidaire beverage fridge! There's also a home gym area w/ glass wall, wall-mounted mirror, & rubber sports flooring; fourth bedroom w/ built-in closet; & 4-pc bath w/ walk-in shower w/ glass door & full-height Spanish metal tile surround.**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX House of Real Estate**

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











