



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4216 5A Street, Calgary T2S 2G7**

MLS®#: **A2177053**

Area: **Elboya**

Listing Date: **11/15/24**

List Price: **\$3,299,000**

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: **3,501**

Low Sqft:

Ttl Sqft: **3,501**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape:

DOM

**18**

Layout

Beds: **4 (3 1 )**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Street Lighting,Rectangular Lot**  
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Gas Range,Washer/Dryer,Wine Refrigerator**  
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Smart Home,Soaking Tub,Steam Room,Sump Pump(s),Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

| <u>Room</u>              | <u>Level</u>    | <u>Dimensions</u>     | <u>Room</u>        | <u>Level</u>    | <u>Dimensions</u>     |
|--------------------------|-----------------|-----------------------|--------------------|-----------------|-----------------------|
| <b>Kitchen</b>           | <b>Main</b>     | <b>17`4" x 13`6"</b>  | <b>Dining Room</b> | <b>Main</b>     | <b>16`6" x 11`0"</b>  |
| <b>Living Room</b>       | <b>Main</b>     | <b>20`0" x 17`6"</b>  | <b>Other</b>       | <b>Main</b>     | <b>15`10" x 14`0"</b> |
| <b>Mud Room</b>          | <b>Main</b>     | <b>18`0" x 10`6"</b>  | <b>Office</b>      | <b>Main</b>     | <b>12`10" x 11`6"</b> |
| <b>Bedroom - Primary</b> | <b>Second</b>   | <b>15`0" x 14`0"</b>  | <b>Bedroom</b>     | <b>Second</b>   | <b>14`0" x 14`0"</b>  |
| <b>Bedroom</b>           | <b>Second</b>   | <b>13`10" x 12`4"</b> | <b>Bedroom</b>     | <b>Basement</b> | <b>11`6" x 10`0"</b>  |
| <b>Exercise Room</b>     | <b>Basement</b> | <b>24`2" x 15`2"</b>  | <b>Game Room</b>   | <b>Basement</b> | <b>27`8" x 17`0"</b>  |

|                         |                 |                      |                         |                 |                      |
|-------------------------|-----------------|----------------------|-------------------------|-----------------|----------------------|
| <b>Laundry</b>          | <b>Second</b>   | <b>12`4" x 10`0"</b> | <b>Flex Space</b>       | <b>Basement</b> | <b>17`0" x 16`0"</b> |
| <b>2pc Bathroom</b>     | <b>Main</b>     | <b>5`8" x 5`2"</b>   | <b>5pc Ensuite bath</b> | <b>Second</b>   | <b>14`8" x 11`6"</b> |
| <b>3pc Ensuite bath</b> | <b>Second</b>   | <b>10`6" x 6`0"</b>  | <b>4pc Ensuite bath</b> | <b>Second</b>   | <b>9`6" x 5`4"</b>   |
| <b>3pc Bathroom</b>     | <b>Basement</b> | <b>10`2" x 6`4"</b>  |                         |                 |                      |

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **6153AC**

Zoning: **R-CG**

Remarks

Pub Rmks: **LOCATION, LOCATION, LOCATION! Experience timeless elegance and modern comfort in this new custom built home in Elboya , situated on a quiet street just steps away from Riverdale Avenue, the river pathway system and Stanley park. This grand home boasts classic architecture with a modern twist and is finished with acrylic stucco, natural limestone and aluminum clad windows. Inside this charming home you will find a chef's dream kitchen complete with rift cut white oak cabinetry, quartzite island and a Wolf / Sub Zero appliance package. The plaster fireplace, complete with concrete surround, provides a natural organic ambiance to your great room. The cozy 4 seasons room is the perfect place to catch a football game with friends, enjoy a glass of wine or curl up with a good book. The TAG custom arched aluminum doors let in an abundance of natural light and coupled with the heated floors and limestone clad fireplace create a relaxing oasis. No need to pay for a gym membership when you have your own oversized 25' x 16' home gym giving you ample space for any fitness endeavour or use it as a large playroom for the kids. The lower level of this home is designed to impress with: radiant floor heating, a family room, large games area, wet bar, guest bedroom and bathroom complete with steam shower. Parking won't be an issue with a triple detached garage, with paved alley, and the quiet location allows for ample street parking as well. This lovely home includes a color washed den, 4 large bedrooms, 4.5 baths and much more! Call today to schedule a private viewing!**

Inclusions: **N/A**  
 Property Listed By: **Charles**

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



