



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

68

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

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

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



