



THE A-TEAM

RE/MAX FIRST

5819 21 Street, Calgary T3E 1S7

MLS®#: A2177497 Area: North Glenmore Park Listing Date: 11/05/24 List Price: \$2,250,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2015
Lot Information
Lot Sz Ar: 6,243 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,870
Low Sqft:
Ttl Sqft: 2,870

DOM 9
Layout
Beds: 6 (4 2)
Baths: 3.5 (3 1)
Style: 2 Storey
Parking
Ttl Park: 3
Garage Sz: 3

Access:
Lot Feat: Back Yard,Lawn,Landscaped,Private,Rectangular Lot,See Remarks
Park Feat: Triple Garage Detached

Utilities and Features

Roof: Flat,Shingle
Heating: Forced Air
Sewer:
Ext Feat: Built-in Barbecue,Lighting,Outdoor Grill,Private Entrance,Storage
Construction: Brick,Concrete,Stucco,Wood Frame
Flooring: Carpet,Cork,Hardwood,Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator,Tankless Water Heater,Washer,Water Softener,Window Coverings,Wine Refrigerator
Int Feat: Bathroom Rough-in,Bidet,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Storage,Sump Pump(s),Tankless Hot Water,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Dining Room, Kitchen, Living Room, Bedroom - Primary, 5pc Ensuite bath, Foyer, Laundry, Mud Room, 4pc Bathroom with their respective levels and dimensions.

Bedroom	Second	10`7" x 15`6"
Bedroom	Second	10`5" x 11`8"
Office	Second	10`6" x 8`5"
Other	Lower	7`9" x 3`3"
Bedroom	Lower	11`10" x 10`2"
Game Room	Lower	17`8" x 31`5"

Bedroom	Second	14`3" x 10`7"
Family Room	Second	18`2" x 23`0"
4pc Bathroom	Lower	8`10" x 11`8"
Bedroom	Lower	17`7" x 11`5"
Exercise Room	Lower	10`3" x 13`3"
Furnace/Utility Room	Lower	10`3" x 19`2"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	3057HP

Remarks

Pub Rmks: **Check out the listing video! Welcome to 5819 21 St SW in the beautiful community of North Glenmore Park. With over 4450 square feet of total living space, this stunning 6-bedroom home has an extensive list of features and sits on a spacious 6200 sq ft lot. Built and designed by Lifetime Developments with the utmost attention to detail, this is a rare opportunity to own such an exquisite property in North Glenmore. Upon entering, you will be greeted by a spacious entryway that leads to an open kitchen, perfect for entertaining. The kitchen boasts high-quality Dacor appliances and ample storage with a plethora of built-in cabinets. The main floor also features a massive step-down living room with a gas fireplace, and main floor laundry room. Additionally on the main floor, there is a generously sized Primary Suite with extensive built-in closet space with room for celebrity wardrobes, and a separate walk-in closet. The ensuite bathroom is truly remarkable with his and her vanities, a deep soaker tub, and a dual head shower. On the upper level of this 2-storey home, you will find 3 large bedrooms, a large full bathroom, as well as a den/office, which is plumbed in and an option to convert to an additional bathroom. The oversized upstairs bonus room offers a front-facing patio, perfect for enjoying an evening glass of wine while taking in the view. The lower level of the home features in-floor heating throughout, a great recreation/game area, a home theatre with a 116-inch projector screen and surround sound system, a 200+ bottle wine cellar with built-in cooler, a home gym, and 2 additional bedrooms with a full bathroom. The backyard offers ample space, including an oversized patio, built-in barbecue, and an outdoor gas fireplace that allows you to enjoy the yard year round. An oversized heated triple garage completes the property. Additional features include dual high-efficiency furnaces with dual air conditioners, and an irrigation system. North Glenmore Park is a hidden gem in Calgary, with close proximity to multiple public and private elementary and high schools, Mount Royal University, Sandy Beach, Glenmore Reservoir, Earl Grey Golf Course, and Lakeview Golf Course. It is approximately 10 minutes to the downtown core and 5 minutes to Stoney Trail for easy access to the mountains. This is a truly exceptional home that you don't want to miss out on. Contact your agent today to schedule a viewing!**

Inclusions: **Home Theatre Included, the other TV's are negotiable.**
Property Listed By: **Engel & Völkers Calgary**

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











