



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 GLENMORE Green, Calgary T2V 5J2**

MLS®#: **A2177584**      Area: **Kelvin Grove**      Listing Date: **11/06/24**      List Price: **\$925,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$25k, 14-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1990**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **1,570**  
 Low Sqft:  
 Ttl Sqft: **1,570**

**See Remarks**  
**Double Garage Attached**

DOM

**45**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Clay Tile**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**  
 Int Feat: **Skylight(s),Vaulted Ceiling(s)**  
 Utilities:

Room Information

| Room                     | Level        | Dimensions            | Room                | Level        | Dimensions            |
|--------------------------|--------------|-----------------------|---------------------|--------------|-----------------------|
| <b>Kitchen</b>           | <b>Main</b>  | <b>16`4" x 9`8"</b>   | <b>Dining Room</b>  | <b>Main</b>  | <b>10`11" x 8`11"</b> |
| <b>Living Room</b>       | <b>Main</b>  | <b>18`4" x 15`5"</b>  | <b>Office</b>       | <b>Main</b>  | <b>10`11" x 9`0"</b>  |
| <b>Bedroom - Primary</b> | <b>Main</b>  | <b>16`5" x 12`7"</b>  | <b>Bedroom</b>      | <b>Main</b>  | <b>11`2" x 10`0"</b>  |
| <b>Laundry</b>           | <b>Main</b>  | <b>9`8" x 5`6"</b>    | <b>Living Room</b>  | <b>Lower</b> | <b>23`6" x 17`6"</b>  |
| <b>Bedroom</b>           | <b>Lower</b> | <b>17`7" x 8`7"</b>   | <b>Bedroom</b>      | <b>Lower</b> | <b>18`1" x 8`5"</b>   |
| <b>Exercise Room</b>     | <b>Lower</b> | <b>17`11" x 11`5"</b> | <b>3pc Bathroom</b> | <b>Main</b>  | <b>0`0" x 0`0"</b>    |
| <b>5pc Ensuite bath</b>  | <b>Main</b>  | <b>0`0" x 0`0"</b>    | <b>4pc Bathroom</b> | <b>Lower</b> | <b>0`0" x 0`0"</b>    |

Condo Fee:  
**\$584**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **9110544**

Remarks

Pub Rmks: **Welcome to our Villa at Glenmore Green; a new, fully renovated, sleek and modern bungalow villa in the upscale neighborhood of Kelvin Grove. The house was taken back to the studs and completely rebuilt, including all electrical, plumbing and windows. No expense has been spared in this 4-bedroom, 3 full bathroom home. This stunning home has high vaulted ceilings throughout the main floor, making the space feel much bigger as you walk through. The master bedroom features a walk-in closet with built in shelving, a vaulted ceiling, and large windows looking into your beautiful west facing back yard. The ensuite oasis has high vaulted ceilings with a skylight for excellent natural light, and features a beautiful stand-alone bathtub and curbless shower, lots of counter space, large mirrors and exquisite tile work. The kitchen is tastefully finished with custom cabinets, with hard rock maple shelving, lots of pot drawers, and cabinet storage, a beautiful kitkat backsplash and a 10ft waterfall island with additional rear storage. Counters finished in caesarstone engineered stone. The appliances are top of the line stainless steel. The main floor is finished in LVP (Luxury Vinyl Plank) flooring and a one of a kind designed fireplace surround. Don't forget to check out the fully finished basement, which has a custom wet bar with a wine cabinet for all your favorite bottles. The basement also features a large living area perfect for a games table, full bathroom, two large bedrooms with large closets. Through a set of French doors, you will find a GYM with plenty of light, plugs and proper rubber gym flooring. Other perks of this home include all new electrical, all new plumbing and hot water tank, Smart Ecobee thermostat, video doorbell, and smart lock. For those hot summer days there is a brand-new air conditioner, all new low E high efficiency windows with spray foam around all windows and rim joists. Making your way out back you will find a west back yard with a nice sized patio that transitions onto a large grass area and no homes behind you. Call your Favorite agent for a private showing.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX First**

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

















