



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12419 17 Street, Calgary T2W 4A1**

MLS®#: **A2177934**

Area: **Woodlands**

Listing Date: **11/07/24**

List Price: **\$679,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1980**

Finished Floor Area

Abv Sqft: **1,801**  
Low Sqft:  
Ttl Sqft: **1,801**

Lot Information

Lot Sz Ar: **7,319 sqft**  
Lot Shape:

DOM

**13**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey Split**

Access:

Lot Feat: **Fruit Trees/Shrub(s),Lawn,Landscaped,See Remarks,Treed**  
Park Feat: **Additional Parking,Double Garage Attached**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Metal**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden**

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

Kitchen Appl: **Dishwasher,Disposal,Dryer,Electric Range,Humidifier,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`8" x 11`6"	Dining Room	Main	11`2" x 8`7"
Kitchen	Main	12`9" x 12`9"	Nook	Main	8`1" x 5`7"
Family Room	Main	20`6" x 13`1"	Den	Main	9`10" x 9`9"
Laundry	Main	7`1" x 3`7"	Bedroom - Primary	Second	12`5" x 11`11"
Bedroom	Second	10`0" x 8`11"	Bedroom	Second	13`3" x 9`0"
3pc Ensuite bath	Second	8`0" x 5`7"	4pc Bathroom	Second	7`11" x 5`8"
2pc Bathroom	Main	4`9" x 3`9"	Family Room	Lower	21`3" x 20`5"

**Storage**                      **Lower**                      **25`2" x 20`3"**                      Legal/Tax/Financial

Title:                                      Zoning:                                      **R-CG**  
**Fee Simple**  
Legal Desc:                      **7910130**                                      Remarks

Pub Rmks:                      **Lovingly cared for home in Woodlands Estates , very quiet location , tucked away in the far corner of the neighborhood and only steps from Fish Creek Park , Canyon Meadows Golf course , walking distance to Woodlands Elementary school . The 1800 sq.ft home sits on an impressive 128.5 ft deep by 57.8 ft wide lot with equally impressive landscaping and decking . This bright and inviting home has plenty of updates including a high-end Metal Roof , Newer Windows , Leaf Filter system on the north side , The west facing backyard has new composite decking and plenty of outdoor living space along with newer perimeter fencing which enhances the private yard . The immaculately maintained interior of the home offers 3 generous sized bedrooms on the upper level including a spacious primary suite with a 3 piece ensuite .The main bathroom has been updated and has heated floors ) .The main level offers a den / office / bedroom option and a discreetly tucked away main floor laundry room . This desirable floor plan has a spacious kitchen with plenty of counterspace , newer appliances , cozy eating nook which flows seamlessly to the large open family room with feature gas fireplace . There is a spacious living room and full size dining room with 2 accented glass privacy doors to allow quiet conversation when needed . The lower level is bright and spacious with a large family room , and a full sized storage area / utility room . The oversized double attached garage ( almost 24 ft x 21 ft ) and a newly cemented driveway and walkway completes this lovely home . True pride of ownership is evident throughout this home .**

Inclusions:                      **none**  
Property Listed By:                      **RE/MAX House of Real Estate**

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











