



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3209 5 Street, Calgary T2M 1L1**

MLS®#: **A2178276**      Area: **Mount Pleasant**      Listing Date: **11/08/24**      List Price: **\$2,750,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **6,027 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,707**  
 Low Sqft:  
 Ttl Sqft: **3,707**

DOM

**25**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Front Yard,Greenbelt,No Neighbours Behind,Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fan Coil,High Efficiency,In Floor**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,ENERGY STAR Qualified Dishwasher,Microwave,Range Hood,Refrigerator,Wine Refrigerator**  
 Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	10`0" x 14`0"	2pc Bathroom	Main	
Pantry	Main	6`7" x 12`7"	Kitchen	Main	16`0" x 22`7"
Breakfast Nook	Main	10`4" x 9`5"	Living Room	Main	17`0" x 20`8"
Dining Room	Main	12`0" x 15`0"	Office	Main	13`0" x 13`8"

<b>Foyer</b>	<b>Main</b>	<b>9`0" x 7`8"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	
<b>Walk-In Closet</b>	<b>Second</b>	<b>16`2" x 7`5"</b>	<b>Laundry</b>	<b>Second</b>	<b>12`1" x 12`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`2" x 13`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`8" x 12`9"</b>
<b>5pc Bathroom</b>	<b>Second</b>		<b>Bedroom</b>	<b>Second</b>	<b>13`10" x 11`8"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>19`6" x 16`3"</b>	<b>Game Room</b>	<b>Basement</b>	<b>21`9" x 21`1"</b>
<b>Exercise Room</b>	<b>Basement</b>	<b>20`6" x 12`2"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`3" x 9`8"</b>
<b>Wine Cellar</b>	<b>Basement</b>	<b>7`4" x 8`7"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	
<b>3pc Ensuite bath</b>	<b>Basement</b>				

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **3955R**

Zoning: **R-CG**

Remarks

Pub Rmks: **\*Extremely Rare Offering\* 2007 Built LUXURY Mount Pleasant home situated on a private 50x120 Walkout Lot BACKING ONTO CONFEDERATION PARK providing private and ENDLESS VIEWS. This extraordinary property is timelessly elegant and offers almost 5500 SqFt of finished living space with high-end imported finishings and a treed sightline from almost every window in the home. Stepping into the home, a soaring ceiling and tall window greet you, where natural light dances from the East morning sun. Merbau hardwood floors flow through over 3000 SqFt, which offers a main floor office, formal dining room, open-concept living room, kitchen, and additional dining space. Every vantage point overlooks Confederation Park and exudes privacy and luxury. The kitchen is a chef and entertainer's dream with ample Zebrano cabinetry, notable top-of-the-line appliances such as an espresso bar, a 4' Wolf range, a sub-zero wine fridge, and a stunning Azul Aran granite waterfall island imported from Italy. A spacious pantry off the garage, mudroom, and powder room complete this floor. Follow the impressive stairwell upstairs to a gallery-like landing, where you are greeted with a bonus room with a quaint patio, two spacious bedrooms with walk-in closets, and a 5-piece jack-and-jill bathroom with intelligent features like built-in stepping stools for the kids to brush their teeth. The primary suite is a true sanctuary with romantic vaulted ceilings, a fireplace surrounded by Calcutta marble, and stunning park views. His-and-hers closets with built-ins will meet any discerning buyer's needs, and the luxurious ensuite is a masterpiece with heated floors, a soaker tub, a steam shower, double sinks and artistic mosaic tiles. Head down to the finished walkout basement with heated concrete floors, offering ample room for games and relaxation. A dedicated gym space will keep you in shape, and you can pick your favourite bottle from the cedar wine cellar to take outside and unwind at the end of the day in the WEST backyard, a private retreat. An additional bedroom with an ensuite bath, steam room, and 3-piece bathroom complete the basement. The property is conveniently located minutes from downtown and near the airport. There are excellent schools in the area and a plethora of outdoor amenities.**

Inclusions: **Gas Range, Range Hood, Miele Built in Coffee Machine, Sub-Zero Wine Fridge, Dishwasher x 2, Microwave, Built-In Oven, Refrigerator, Samsung TV in kitchen and any attached TV mounts in the home, Washer & Dryer, Built in Speakers and electronics, Central Vac (AS-IS), AC, Irrigation, Water Softener (as-is), Security System, Instant Hot Water, Slat Wall System in Garage**

Property Listed By: **eXp Realty**

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























