



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**814 RADFORD Road, Calgary T2E 5G2**

MLS® #: **A2178341**

Area: **Renfrew**

Listing Date: **11/14/24**

List Price: **\$2,195,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2013**

Finished Floor Area

Abv Sqft: **3,120**

Low Sqft:

Ttl Sqft: **3,120**

Lot Information

Lot Sz Ar: **5,511 sqft**

Lot Shape:

DOM

**0**

Layout

Beds: **5 (4 1)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Yard Lights,Views**  
Park Feat: **220 Volt Wiring,Alley Access,Asphalt,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,On Street,Oversized,Triple Garage Detached,Workshop in Garage**

Utilities and Features

Roof: **Rubber**

Heating: **Boiler,High Efficiency,In Floor,Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Garden,Other,Private Yard,Storage**

Construction:

**Stucco,Wood Frame**

Flooring:

**Hardwood,Marble,See Remarks,Stone**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Freezer,Garage Control(s),Garburator,Humidifier,Instant Hot Water,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Conditioner,Water Distiller,Water Purifier,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat:

**Bar,Beamed Ceilings,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Separate Entrance,Skylight(s),Soaking Tub,Stone Counters,Storage,Sump Pump(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room  
**Bedroom - Primary**  
**Bedroom**

Level  
**Upper**  
**Basement**

Dimensions  
**16`0" x 13`0"**  
**14`9" x 11`5"**

Room  
**Bedroom**  
**Den**

Level  
**Upper**  
**Main**

Dimensions  
**12`6" x 12`1"**  
**15`7" x 12`1"**

<b>Game Room</b>	<b>Basement</b>	<b>24`3" x 17`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`11" x 11`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`10" x 11`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`2" x 11`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>23`1" x 16`1"</b>	<b>Eat in Kitchen</b>	<b>Main</b>	<b>18`5" x 17`6"</b>
<b>Exercise Room</b>	<b>Basement</b>	<b>16`4" x 15`7"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>18`4" x 23`3"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>32`0" x 37`6"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>29`0" x 24`1"</b>
<b>6pc Ensuite bath</b>	<b>Upper</b>	<b>33`8" x 38`3"</b>	<b>5pc Bathroom</b>	<b>Basement</b>	<b>23`3" x 44`3"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-CG**  
 Legal Desc: **6133GA**

Remarks

Pub Rmks: **Enter into unparalleled grandeur with this breathtaking estate—a masterpiece that blends traditional elegance with modern convenience, showcasing sweeping views of downtown Calgary as a stunning backdrop. Every detail speaks of extravagance, from five dishwashers and three washer and dryer sets to a commercial-grade kitchen crafted with natural wood, marble, and polished stone. A lavish gym and spa, with room for eight, offer an indulgent retreat within your home, while the grand foyer greets you with sophistication that hints at the splendor beyond. Travertine floors, rich wood moldings, and a sweeping staircase crowned by a crystal chandelier set a dramatic tone. The main level, with soaring 10-foot ceilings, reveals a chef’s kitchen designed to inspire, equipped with Viking appliances, a 6-burner range, double ovens, and twin dishwashers. Anchored by a vast island that seats six, the kitchen glows under twin chandeliers with custom cabinetry and an oversized pantry with a deep freeze. A custom-built mudroom with locker-style storage adds a touch of luxury. The formal dining room is crafted for unforgettable gatherings, crowned with a coffered ceiling, crystal chandelier, and a custom fireplace with a marble hearth. A well-appointed butler’s pantry, complete with a dishwasher for fine china and a wine fridge, ensures seamless dinners. The spacious living room, framed by the grand staircase, and a private office with its own entrance and views of the Calgary Tower elevate daily life with elegance and functionality. Upstairs, the luxurious primary suite features a private balcony overlooking downtown and a marble-finished ensuite that serves as a personal sanctuary. The upper level includes three additional exquisite bedrooms—one with a 5-piece ensuite and two sharing a Jack-and-Jill bath. Laundry is convenient with dual washers and dryers in the upstairs laundry room. Every modern amenity is at your command, from an integrated Sonos sound system and app-controlled lighting to automated French-fabric drapery. The lower level is ideal for entertaining and relaxation, with a custom wet bar, wine room, gym, fifth bedroom, and a luxurious bathroom. The grand three-car garage with heated floors, a sophisticated boiler system, and an additional washer and dryer for sports gear bring unmatched practicality and refinement. Outdoors, the family-friendly backyard features a charming clubhouse, premium artificial turf, and lush perennial gardens. The expansive front yard functions as an additional retreat, enclosed by a 6-foot hedge for privacy. Enjoy alfresco dining on the stamped concrete patio, equipped with gas lines for BBQs or heaters, extending your living space outdoors. Additional highlights include a state-of-the-art water softener, premium air purification, dual furnaces, air conditioning, heated stone floors, an advanced security system, and keyless entry on all exterior doors, offering both peace of mind and luxury.**

Inclusions: **N/A**  
 Property Listed By: **Tink**

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























