



THE
A-TEAM

**RE/MAX
FIRST**

2712 LOUGHEED Drive, Calgary T3E 5T6

MLS®#: **A2178890**

Area: **Lakeview**

Listing Date: **11/12/24**

List Price: **\$2,349,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **5,747 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,023**
Low Sqft:
Ttl Sqft: **2,023**

DOM

39
Layout
Beds: **4 (2 2)**
Baths: **4.5 (4 1)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Few Trees,Landscaped,Underground Sprinklers,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Detached,Garage Faces Front,Heated Garage,In Garage Electric Vehicle Charging Station(s),Insulated,Quad or More Attached**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Central,In Floor,Fireplace(s),Forced Air,Natural Gas**

Sewer:
Ext Feat: **Barbecue,Private Yard**

Construction: **Composite Siding,Concrete,Manufactured Floor Joist,Stone,Stucco,Wood Frame**

Flooring: **Carpet,Ceramic Tile,Hardwood**

Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Disposal,Garburator,Gas Range,Humidifier,Instant Hot Water,Microwave,Range Hood,See Remarks,Wine Refrigerator**

Int Feat: **Bar,Bidet,Built-in Features,Closet Organizers,High Ceilings,Open Floorplan,Quartz Counters,Smart Home,Sump Pump(s),Tankless Hot Water,Track Lighting,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`7" x 14`10"
Kitchen	Main	13`4" x 18`0"
Laundry	Main	6`2" x 9`8"
5pc Ensuite bath	Main	14`2" x 12`0"

Room	Level	Dimensions
Dining Room	Main	18`10" x 7`7"
Walk-In Closet	Main	16`4" x 6`1"
Bedroom - Primary	Main	15`3" x 14`4"
2pc Bathroom	Main	4`2" x 7`5"

Family Room	Lower	32`7" x 23`7"	Exercise Room	Lower	12`10" x 12`11"
Office	Lower	14`7" x 16`6"	Bedroom	Main	11`11" x 18`1"
3pc Bathroom	Main	8`0" x 5`2"	Mud Room	Main	8`0" x 12`2"
Bedroom	Lower	11`10" x 10`9"	Bedroom	Lower	15`3" x 14`6"
3pc Bathroom	Lower	5`7" x 9`11"	3pc Bathroom	Lower	8`5" x 5`5"
Walk-In Closet	Lower	6`6" x 5`5"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple RC-1
 Legal Desc: 181JK

Remarks

Pub Rmks: **This unique, 5 bedroom - 4.5 bathroom modern luxury residence by Arkadian Homes is the pinnacle of modern luxury living, with lavish design elements and functionalities that exceed your highest expectations. Arkadian Homes has had success building luxury homes in Lakeview, North Glenmore Park and Parkdale. This home spans just over 4000 sqft developed on a 57-foot wide lot with front vehicle access. The exterior is adorned with a seamless blend of stucco, Hardie fiber-cement panels, natural stone, luxury wood composite panels, extra-large triple pane windows, stained concrete, oversized concrete patio, grass and trees with wifi-controlled irrigation, and security cameras at the 4 corners of the home. Walk inside into an open-concept floor plan with white oak hardwood floors, flat-painted extra-tall ceilings, and tasteful finishes. The kitchen has tall white oak wooden cabinetry with dovetail drawers, and a WOLF APPLIANCE PACKAGE which includes a WOLF gas range, wood-panelled SUBZERO fridge/freezer with cold-water dispenser and ice maker, and built-in WOLF microwave drawer oven. The expansive kitchen island has storage on both sides and is great for entertaining. The living room has large expansive windows that flood the space with bright natural light and create a panoramic façade of the open-concept floorplan. This home is equipped with built-in speakers on the main floor and lower floor, with 8 zones. Furthermore, this home is equipped with CONTROL 4 SMART HOME AUTOMATION - schedule your heating and central AC cooling during the different seasons, lighting, music, TV and much more. The primary bedroom boasts of a large space with tall windows and an ensuite 5-pc bathroom equipped with a steam shower, in-floor heat, and smart toilet. The main floor boasts of a second bedroom with an ensuite 3-pc bath. The lower floor has been finished into a warm and comfortable pad with hydronic in-floor heating, lush carpet, a private office/computer room, 2 bedrooms, 2 bathrooms, gym/exercise room with GLASS SURROUND WALLS, and an extra-large flex room - all under 10-foot-ceilings! It also features a wet bar and extra washer and dryer appliance set. The features in the garage define what a garage in a modern luxury home should be. The garage has 12-foot ceilings and is an oversized front-attached double garage with a CAR LIFT/HOISTS that transform it into a 3-car, front-attached garage. Drive from the tarred street into your front attached garage without the need to park on the street, and store up to 3 cars in the front-attached garage, plus space for extra 2 cars on the driveway - making a total of 5 parking spaces! The garage has epoxy flooring, is equipped with an EV charger, has hot and cold water taps and a garage floor drain. Finally, the garage is equipped with in-floor hydronic heating. Indeed, this is a unique, luxury modern home; we would challenge discerning buyers to find any similar offering like this luxury residence.**

Inclusions: NA
 Property Listed By: RE/MAX Real Estate (Mountain View)

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







