



THE
A-TEAM

**RE/MAX
FIRST**

2203 LANCING Avenue, Calgary T3E 5P5

MLS®#: **A2178970** Area: **North Glenmore Park** Listing Date: **11/13/24** List Price: **\$1,899,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1966**
Lot Information
 Lot Sz Ar: **7,287 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,030**
 Low Sqft:
 Ttl Sqft: **2,030**

DOM

38
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **3 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Flood Plain,Front Yard,Lawn,Landscaped**
 Park Feat: **Double Garage Attached,Driveway,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Composite Siding,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,French Door,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
4pc Ensuite bath	Second	
Bedroom - Primary	Second	14`0" x 13`4"
Bedroom	Main	12`5" x 11`10"
Kitchen	Main	17`6" x 13`4"
Breakfast Nook	Main	10`0" x 6`5"

Room	Level	Dimensions
4pc Bathroom	Basement	
4pc Ensuite bath	Second	
Bedroom	Second	17`5" x 10`9"
Bedroom	Basement	8`11" x 12`9"
Dining Room	Main	10`0" x 13`4"
Living Room	Main	20`3" x 13`10"

Family Room
Game Room
Furnace/Utility Room

Main
Basement
Basement

14`8" x 15`0"
18`10" x 13`2"
7`6" x 6`6"

Foyer
Laundry

Main
Main

7`2" x 9`9"
8`4" x 6`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1081HY

Remarks

Pub Rmks:

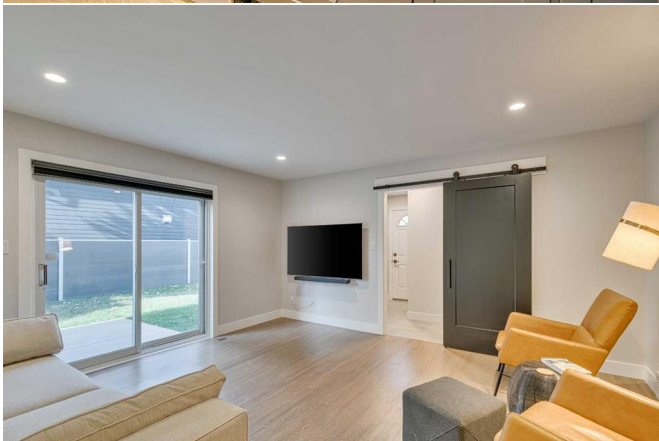
Nestled in the heart of highly coveted North Glenmore Park, this immaculate corner-lot home offers over 2,700 sq ft of beautifully finished living space, perfect for families who value both style and functionality. With 4 bedrooms and 4 bathrooms, this home seamlessly combines contemporary design with thoughtful renovations, making it a true dream for those seeking comfort, convenience, and access to a wealth of nearby amenities. Step inside to discover an open, airy floor plan with multiple living spaces, ideal for entertaining and family gatherings. The main living area features a sleek gas fireplace and flows effortlessly into the chef-inspired kitchen and dining area. At the heart of the kitchen is a striking 12' quartz island with a breakfast bar, complemented by brand-new appliances, including a gas range, wine storage, and ample cabinetry. Just off the kitchen, a cozy family room opens to a private deck, perfect for outdoor relaxation. On the same level, you'll find a bedroom/office space, laundry/mud room and a powder room. Upstairs, the home offers two generously sized suites. The luxurious primary suite serves as a serene retreat, complete with a spa-like ensuite featuring a walk-in shower, soaker tub, and walk-in closet. The second suite also boasts a private 4-piece ensuite, offering guests or family members comfort and privacy. The fully finished basement provides a large rec room with electric fireplace, a 4th bedroom, and a 4-piece bathroom. Throughout the home, you'll find premium 3/4" Red Oak hardwood floors, recessed lighting, high ceilings, and central air conditioning. Landscaping has been updated with new sod, metal flower bed edging, and fencing on the north side. Just steps from the Earl Grey Golf Club and within walking distance to Lakeview Plaza, this home is ideally situated for easy access to all amenities. Enjoy quick proximity to Rockyview General Hospital, Mount Royal University, and major transportation routes. Don't miss out on this rare opportunity to own a fully renovated home in one of Calgary's most sought-after neighborhoods. See the feature sheet for a complete list of upgrades and renovations!

Inclusions:
Property Listed By:

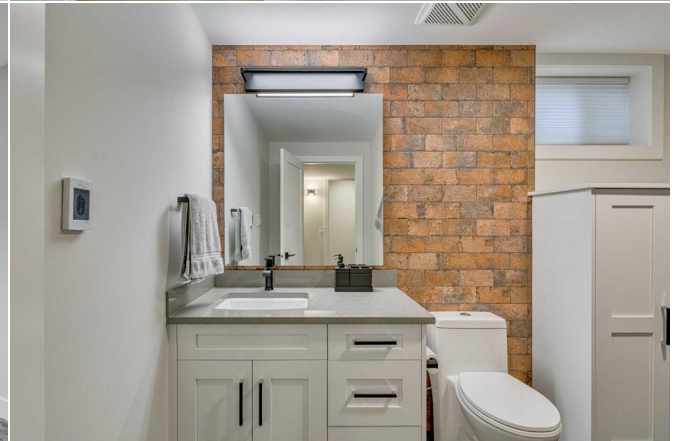
N/A
Royal LePage Benchmark

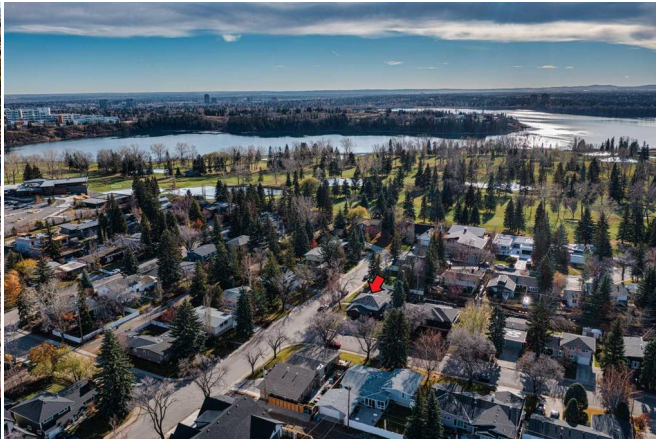
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













2203 Lancing Ave SW - Updates and Renovations

- AC install with Heat Regulation Ventilator (HRV)
- New attic insulation, roof turbines in both attics
- New Hot water tank
- New Sump pump
- Replacement of weeping tile on SW basement quarter of the home and weeping tile drain in egress window with tie-in to the sump
- All exterior concrete (and garage slab) excluding the raised front patio
- Exterior Hardie Board siding & stucco with new metal including soffits, eavestrough and downspouts, lattice work over main front window, new electrical fixtures
- exterior landscaping including new fence on south side of property, sod in south and west yards, stone walkway w pavers and decorative stone on the south & west side & metal edging on all flower beds
- Interior renovation including 44 foot and 16 foot beams in living area and front hall with new doors, fixtures & trim throughout the home, complete water closet and laundry room renovation, full kitchen renovation including cabinets, all appliances and 12 foot quartz counter top, addition of 3/4 inch red oak in 40% of the home where it did not previously exist, complete expansion of main stair well to second floor, replacement of all lights through the home and replacement of all wiring excluding garage wiring and wiring on the north side of the home, new paint throughout
- New electrical service box
- 7 foot x 17' 6" garage door with higher end belt drive (Ultralite Garage Doors)
- Lux front door & new storm door on north side entrance
- Main floor and basement wired w Cat 5 and Cat 6 to each room including main floor office
- Full basement renovation with new four piece bathroom and flex room office/bedroom with privacy doors
- Gas fireplace in the living room and electric fireplace in the basement
- Existing Lux windows and roof done in 2010/2011