



THE
A-TEAM

**RE/MAX
FIRST**

129 10 Avenue, Calgary T2M 0B4

MLS®#: **A2179592**

Area: **Crescent Heights**

Listing Date: **11/16/24**

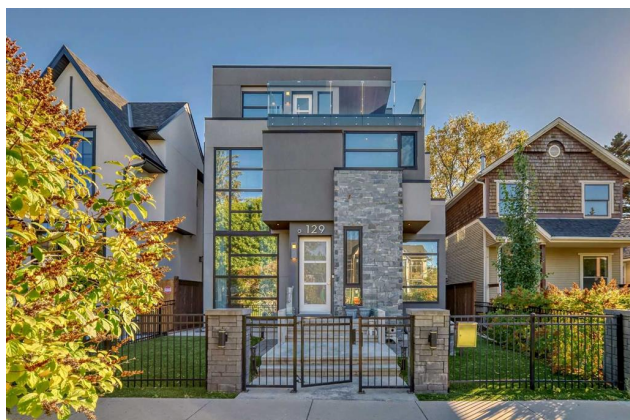
List Price: **\$2,749,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **4,499 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,073**
Low Sqft:
Ttl Sqft: **3,073**

DOM

5

Layout

Beds: **5 (3 2)**
Baths: **4.5 (4 1)**
Style: **3 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,City Lot,Front Yard,Paved,Rectangular Lot**
Park Feat: **In Garage Electric Vehicle Charging Station(s),Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Flat**
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`5" x 5`8"	Office	Main	12`1" x 8`7"
Dining Room	Main	15`4" x 10`3"	Kitchen	Main	12`6" x 17`7"
Living Room	Main	13`8" x 16`6"	2pc Bathroom	Main	5`0" x 4`9"
Mud Room	Main	6`7" x 10`6"	Bedroom	Second	12`9" x 11`10"
Walk-In Closet	Second	6`6" x 4`1"	Bedroom	Second	12`2" x 11`2"
Walk-In Closet	Second	9`9" x 3`11"	5pc Bathroom	Second	9`8" x 7`11"

Laundry	Second	9`8" x 6`7"	Bedroom - Primary	Second	16`7" x 13`3"
Walk-In Closet	Second	11`0" x 6`10"	5pc Ensuite bath	Second	15`6" x 11`8"
Family Room	Third	19`6" x 17`10"	Balcony	Third	16`2" x 17`9"
Balcony	Third	26`7" x 13`8"	Furnace/Utility Room	Suite	6`2" x 4`5"
3pc Bathroom	Suite	9`5" x 4`11"	Laundry	Suite	3`9" x 2`11"
Kitchen With Eating Area	Suite	13`5" x 8`6"	Living Room	Suite	16`6" x 9`0"
Bedroom	Suite	9`5" x 10`5"	Entrance	Suite	4`10" x 3`11"
Furnace/Utility Room	Basement	16`4" x 6`7"	Flex Space	Basement	15`1" x 10`8"
Bedroom	Basement	14`4" x 15`0"	3pc Bathroom	Basement	10`10" x 7`0"
Game Room	Basement	17`6" x 15`3"	Other	Basement	7`2" x 9`8"
Foyer	Basement	8`2" x 10`9"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1512686**

Zoning: **R-CG**

Remarks

Pub Rmks: **Make this inner-city luxury gem your new home today. A rare find in the coveted neighborhood of Crescent Heights, a perfect mix of inner-city energy and natural beauty, best known for its scenic vistas of the Calgary skyline, tree-lined parks, and culinary scene. This gorgeous and luxurious home has everything you ask for. Over 4,000 sqft of living space throughout 3 floors and the finished basement; 4 Bedrooms, 3.5 Baths, 2 Rooftop Patios with Triple Garage. Pride of ownership at its best throughout this custom-built home with thoughtful floorplan and high-end finishes. Step in and be welcomed by the abundant natural light throughout the house. Adore the custom pendant lights that span through the 4 floors. The main floor is where you find the heart of the home - a gourmet kitchen with Miele kitchen appliances, 5-range gas cooktop, and ceiling-height cabinets. The living room walks out to a fully fenced, zero-maintenance backyard. Each bedroom on the second floor has its own walk-in closet. Two bedrooms share a 5-piece bath with double vanity. The master bedroom offers peace and comfort with a built-in wardrobe, 5-piece en-suite with his-and-her vanity, backlit mirror, standing shower, and free-standing soaking tub. 3rd floor is for your family gatherings and guest entertaining. 2 rooftop patios for different occasions - your morning coffee and evening glass of wine. The basement offers an additional bedroom, full bathroom, a rec room with wet bar. The garage equipped with EV plug, uniquely offers 2 ways to access - through a man-door on the main floor or through a tunnel in the basement. The cherry on top is a beautiful 1 bedroom carriage home built on top of the garage. Perfect for the child that grows up but not ready to grow out. Call your Realtor and book an appointment to view this home!**

Inclusions: **N/A**
 Property Listed By: **Century 21 Argos Realty**

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

