



THE
A-TEAM

**RE/MAX
FIRST**

919 KERFOOT Crescent, Calgary T2V 2M8

MLS® #: **A2180584** Area: **Kelvin Grove** Listing **11/22/24** List Price: **\$1,499,000**
 Status: **Active** County: **Calgary** Change: **-\$50k, 16-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1963**
Lot Information
 Lot Sz Ar: **6,996 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,373**
 Low Sqft:
 Ttl Sqft: **2,373**

DOM

61
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat:

Back Lane,Back Yard,Close to Clubhouse,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot

Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Heated Garage,On Street Utilities and Features**

Roof: **Asphalt Shingle**
 Heating: **In Floor,Hot Water,Natural Gas,Zoned**
 Sewer:
 Ext Feat: **BBQ gas line,Covered Courtyard,Fire Pit,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Washer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Crown Molding,Double Vanity,French Door,Kitchen Island,No Smoking Home,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	20`11" x 16`5"	Dining Room	Main	14`2" x 19`6"
Kitchen	Main	17`3" x 12`0"	Den	Main	10`2" x 14`0"
2pc Bathroom	Main	6`3" x 4`8"	Mud Room	Main	6`3" x 9`4"
Bedroom - Primary	Second	15`0" x 14`6"	5pc Ensuite bath	Second	8`2" x 14`0"
Walk-In Closet	Second	9`3" x 14`6"	Bedroom	Second	15`2" x 11`6"
Bedroom	Second	13`5" x 11`6"	4pc Bathroom	Second	6`2" x 8`0"
Laundry	Second	9`11" x 7`8"	Bedroom	Lower	13`11" x 10`9"
4pc Bathroom	Lower	10`2" x 6`9"	Game Room	Lower	29`5" x 24`11"
Furnace/Utility Room	Lower	16`0" x 13`5"			

Title:
Fee Simple
 Legal Desc:

1179JK

Zoning:
R-CG

Remarks

Pub Rmks: **OPEN HOUSE SAT Jan 18 12:00-2:00 PM PRICE REDUCED ! HOME SWEET HOME! Located in coveted Kelvin Grove, this four bedroom , four bathroom home is spectacular! With 2373 square feet of functional above grade living space & an additional 1130 square feet developed on the lower level, this extensively renovated home is perfect for your family! Renovated from top to bottom, including a fabulous dream kitchen, perfect for the bakers & the chefs that appreciate functionality, quality & transitional design, this kitchen will not disappoint! Make sure to check out the fabulous restaurant quality sundry drawers in this island! Bright & open, this kitchen area is a perfect family space with a large island with quartz countertop & breakfast bar. Keep your family close for those special occasions with the open dining room area into the kitchen, fabulous for formal or casual dining. Adjacent to the dining room & off the grand foyer you will find a large comfortable living room complete with framed TV , gas fireplace & built-ins for books & treasures . Through the French doors there is a bright den off the living room for a little quiet time or for homework/craft area . A newer two-piece powder room & a large mudroom with loads of builtins complete this floor. On the second level, you will find exceptional living space with a functional centre plan staircase giving separation to the primary suite from the other bedrooms. The primary suite is sizeable with a built-in electric fireplace & loads of room for your furniture . The renovated primary 5-piece ensuite with in floor heating features a separate glass shower, a vessel soaker tub & double sinks. Once four bedrooms up, the current owners enlarged the primary bedroom to make a larger bathroom in addition to creating a massive walk-in closet with spectacular built-ins with direct access to a bright & well designed laundry room complete with folding tables, a hanging rack & built-in storage. Access to this room is also available through the 2nd floor hallway which is the access to two exceptionally large second & third bedrooms. The upper level is complete with a renovated four piece family bathroom. Perfect for any family, the basement/lower level is fully developed with a sizeable fourth bedroom with a substantial window with a generous egress in addition to another four piece bathroom. The recreation/ family room is set up so that it can be multifunctional serving multiple uses. The current owner utilizes this space as a gym, a pool table for family fun, and a theatre/ gaming area! Additional storage and utility room complete this floor. Situated in the heart of Kelvin Grove this home faces east in the front for great morning light and has a spectacular large west backyard with Trex decking , a covered patio and a hot tub . This home is a gardeners delight with an extensive self-sustaining perennial garden , mature trees and in ground sprinkler system which services the grass, flowers & pots.**

Inclusions:
 Property Listed By:

**Hot Tub with Accessories, Wall Brackets in Primary Bedroom, Living Room and Media Area, Pool Table with Accessories, Garden Shed
 Century 21 Bamber Realty LTD.**

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











