



THE
A-TEAM

**RE/MAX
FIRST**

2514 17 Street, Calgary T2M 3S2

MLS®#: **A2181361**

Area: **Capitol Hill**

Listing Date: **11/29/24**

List Price: **\$1,349,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,129**

Low Sqft:

Ttl Sqft: **2,129**

Lot Information

Lot Sz Ar: **3,348 sqft**

Lot Shape:

DOM

22

Layout

Beds: **4 (3 1)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,City Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 19`5"	Dining Room	Main	15`11" x 15`3"
Kitchen	Main	17`10" x 24`0"	Foyer	Main	6`6" x 6`4"
Pantry	Main	4`7" x 9`11"	2pc Bathroom	Main	5`4" x 5`0"
Bedroom - Primary	Upper	11`8" x 12`11"	5pc Ensuite bath	Upper	9`9" x 12`6"
Bedroom	Upper	9`8" x 12`11"	4pc Ensuite bath	Upper	6`9" x 8`4"
Bedroom	Upper	9`8" x 19`5"	3pc Ensuite bath	Upper	6`2" x 7`6"
Laundry	Upper	7`10" x 5`10"	Walk-In Closet	Upper	6`6" x 20`3"
Walk-In Closet	Upper	4`2" x 5`4"	Game Room	Basement	14`8" x 31`1"
Bedroom	Basement	14`8" x 9`11"	4pc Bathroom	Basement	10`9" x 5`0"

Title:
Fee Simple
Legal Desc:

Zoning:
RC-2

3800AJ

Remarks

Pub Rmks: **This ultra-luxurious, custom-built home blends modern design with traditional charm, offering over 2,800 Sq ft of refined living space & is situated on a quiet treelined street in the trendy neighbourhood of capitol hill . Built by Edge Luxury Homes , known for their impeccable quality and creativity, the home features stunning architectural details including arches, steep peaks, and oversized windows that create striking curb appeal. Inside, enjoy top-tier finishes like wide-plank oak flooring, soaring 11-ft ceilings, and a chef's kitchen with high end Jenn-Air appliances, custom cabinetry, custom mill work through out and a hidden pantry. The open-concept living and dining areas are perfect for entertaining, while a private media wall with a gas fireplace adds warmth and style. The primary suite offers a vaulted ceiling, custom walk-in closet, heated ensuite floors, and a spa-like bathroom with a freestanding tub & a huge steam shower. Other two bedrooms have their own private en suite baths, Located just steps from The Majestic confederation park & golf course , trendy shops, restaurants, and just a short stroll to University Of Calgary, SAIT & both Children's And Foot hills Hospital. this home offers the ultimate in luxury and convenience. With smart home features, a fully developed basement with rec room ,bar and home gym area, complete with a bedroom & full bath, low-maintenance landscaping, huge rear deck & front patio are perfect for BBQ nights, it's ready for you to move in and enjoy. Don't miss this rare opportunity to own in one of Calgary's most sought-after neighbourhoods!**

Inclusions:
Property Listed By: **None**
RE/MAX Real Estate (Central)

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





