



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**23 LAXTON Place, Calgary T3E 5E7**

MLS® #: **A2181384**      Area: **North Glenmore Park**      Listing Date: **12/05/24**      List Price: **\$2,895,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **8,417 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,590**  
 Low Sqft:  
 Ttl Sqft: **2,590**

DOM

**16**  
Layout  
 Beds: **4 (2 2)**  
 Baths: **5.0 (4 2)**  
 Style: **Bungalow**

Parking

Ttl Park: **7**  
 Garage Sz: **5**

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Pie Shaped Lot**  
 Park Feat: **220 Volt Wiring,Additional Parking,Concrete Driveway,Double Garage Detached,Driveway,Garage Faces Front,Heated Garage,In Garage Electric Vehicle Charging Station(s)**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Built-in Barbecue**

Construction: **Cement Fiber Board,Concrete,Manufactured Floor Joist,Stone,Stucco,Wood Frame**  
 Flooring: **Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Humidifier,Instant Hot Water,Microwave,Range Hood,Tankless Water Heater,Washer/Dryer,Washer/Dryer Stacked,Wine Refrigerator**  
 Int Feat: **Built-in Features,Low Flow Plumbing Fixtures,Open Floorplan,Quartz Counters,Skylight(s),Soaking Tub,Sump Pump(s),Tankless Hot Water,Vaulted Ceiling(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	13`6" x 10`3"	Entrance	Main	11`6" x 6`2"
2pc Bathroom	Main	5`3" x 4`7"	Mud Room	Main	8`11" x 6`4"

<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 10`2"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`6" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`5" x 15`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>11`10" x 6`0"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>14`3" x 10`8"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>14`7" x 13`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>21`5" x 19`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>19`11" x 13`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`1" x 10`11"</b>	<b>Mud Room</b>	<b>Main</b>	<b>11`0" x 5`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>15`2" x 11`4"</b>	<b>Walk-In Closet</b>	<b>Lower</b>	<b>10`1" x 5`0"</b>
<b>3pc Ensuite bath</b>	<b>Lower</b>	<b>8`4" x 4`11"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>21`0" x 6`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>14`6" x 11`4"</b>	<b>4pc Ensuite bath</b>	<b>Lower</b>	<b>8`5" x 4`11"</b>
<b>2pc Bathroom</b>	<b>Lower</b>	<b>8`2" x 6`4"</b>	<b>Laundry</b>	<b>Lower</b>	<b>7`9" x 7`1"</b>
<b>Media Room</b>	<b>Lower</b>	<b>22`7" x 14`11"</b>	<b>Game Room</b>	<b>Lower</b>	<b>21`5" x 24`0"</b>
<b>Exercise Room</b>	<b>Lower</b>	<b>20`9" x 15`8"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **3057HP**

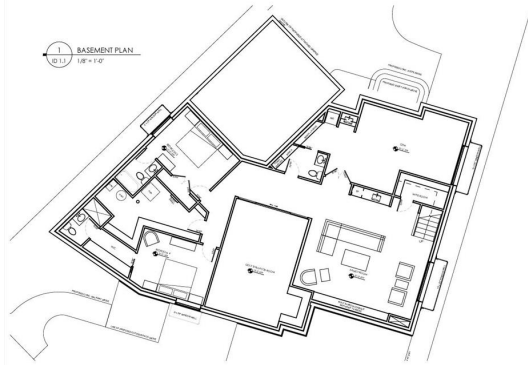
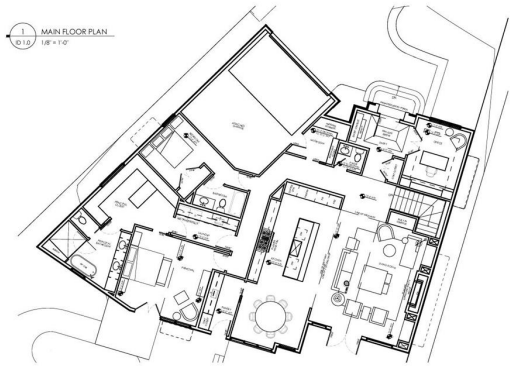
Zoning: **R-C1**

Remarks

Pub Rmks: **Introducing "Aragorn", a luxury residence inspired by French Country homes in Burgundy, France, and presented by Arkadian Homes - a luxury builder with success in Lakeview, Parkdale, North Glenmore among other communities. The home is nestled in the most stunning, serene cul-de-sac in North Glenmore Park, on a 0.2 Acre lot. The exterior is adorned with natural stone - reminiscent of stone castles, in a seamless blend with stucco and Hardie fiber-cement panels. Extra-large triple-pane windows on the south face of the home flood the large living area with natural light and emphasize the detailed features of the home. The European Oak floors, Oak cabinets and stone counters are the stage for a seamless blend of traditional and modern designs. The demure style of the home is further enhanced by arches, vaulted, panelled ceilings, curated light fixtures, and more. The kitchen has tall white oak wooden cabinetry with dovetail drawers, and top-of-the-line WOLF APPLIANCE PACKAGE which includes a WOLF gas range, wood-panelled SUBZERO fridge and freezer with cold-water dispenser and ice maker, and built-in WOLF microwave drawer oven. The expansive 12-ft kitchen island and dining area is a hub for entertaining friends and family while the kitchen is a delight for culinary enthusiasts. This home is equipped with built-in speakers on the main floor and lower floor, has 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, cozy space with 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. Completing the main floor is a tastefully finished home office/library for when you may want to work from home and chop down some tasks. The lower floor has been finished into a warm and comfortable living space with hydronic in-floor heating, Oak floors, 2 bedrooms with 2 ensuite baths, wet bar, gym/exercise room, extra-large flex room and a state-of-the-art GOLF SIMULATOR ROOM. An additional laundry room and powder room in proximity to the gym completes the carefully planned spaces in the lower floor. This home features a double front-attached garage with a car lift/hoist and a double detached garage accessible from the alley. The 19-ft-tall, front-attached garage is equipped with in-floor heat, drain, hot and cold water taps, epoxy flooring and has premium installations such as an electric car charger and a car lift, which transforms it into a triple car garage. Store up to 3 cars in the front-attached garage, 2 cars in the double detached garage, not forgetting double parking space on the driveway for a total of 7 parking spaces. This home is close up to top schools and right next to golf, the Athletic Park, shopping, and a short 10-minute drive to downtown. Come visit and contemplate the Aragorn, your expectations will be surpassed.**

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**



KITCHEN



Primary Ensuite

