



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
Finished Floor Area: 2,590 sqft
Lot Sz Ar: 8,417 sqft
Lot Shape: [blank]

DOM

48
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: [blank]
Ext Feat: Built-in Barbecue

Construction: Cement Fiber Board, Concrete, Manufactured Floor Joist, Stone, Stucco, Wood Frame
Flooring: Hardwood, Tile
Water Source: [blank]
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: [blank]

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Office, 2pc Bathroom, Entrance, and Mud Room.

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

Legal/Tax/Financial

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

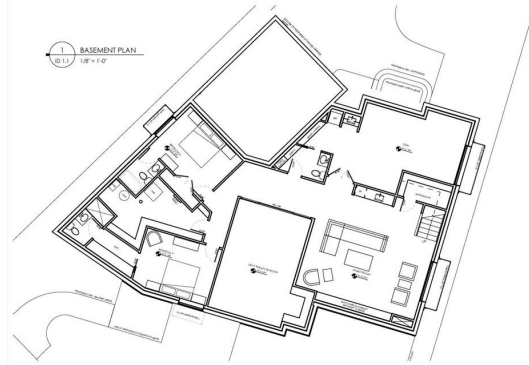
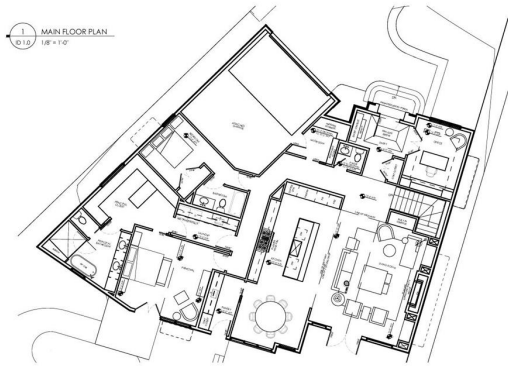
Zoning: **R-C1**

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



Primary Ensuite



KITCHEN

