



THE
A-TEAM

**RE/MAX
FIRST**

161 HESTON Street, Calgary T2K2C5

MLS®#: **A2181459** Area: **Highwood** Listing **11/28/24** List Price: **\$1,099,000**
 Status: **Active** County: **Calgary** Date: Change: **+\$49k, 09-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,002 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,013**
 Low Sqft:
 Ttl Sqft: **2,013**

DOM

55
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer**

Int Feat: **Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 16`6"	Kitchen	Main	14`0" x 18`1"
Dining Room	Main	12`0" x 9`10"	2pc Bathroom	Main	5`0" x 4`10"
4pc Bathroom	Upper	10`4" x 4`10"	5pc Ensuite bath	Upper	12`4" x 15`2"
Bedroom	Upper	10`6" x 12`8"	Bedroom	Upper	12`1" x 11`2"
Family Room	Upper	14`5" x 13`2"	Bedroom - Primary	Upper	12`1" x 15`9"
4pc Bathroom	Basement	8`9" x 4`10"	Bedroom	Basement	12`6" x 11`0"

Kitchen	Basement	9`2" x 7`8"	Game Room	Basement	12`5" x 17`2"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	2312301

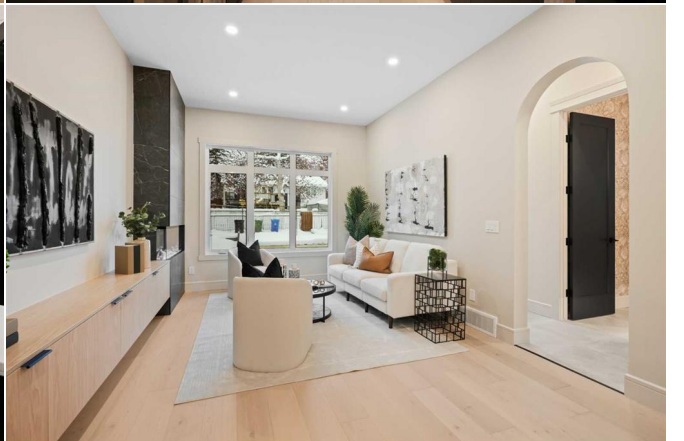
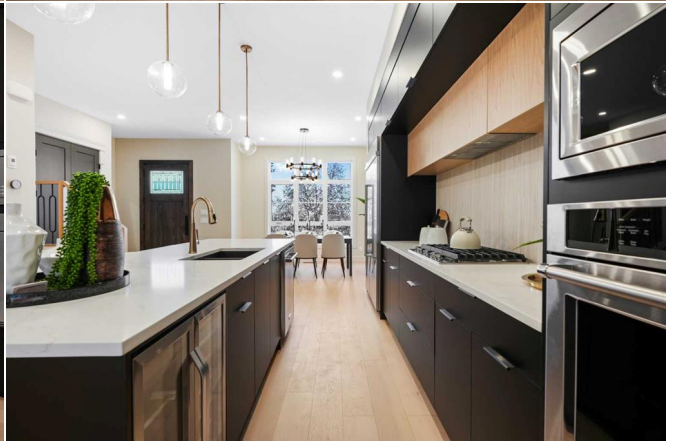
Remarks

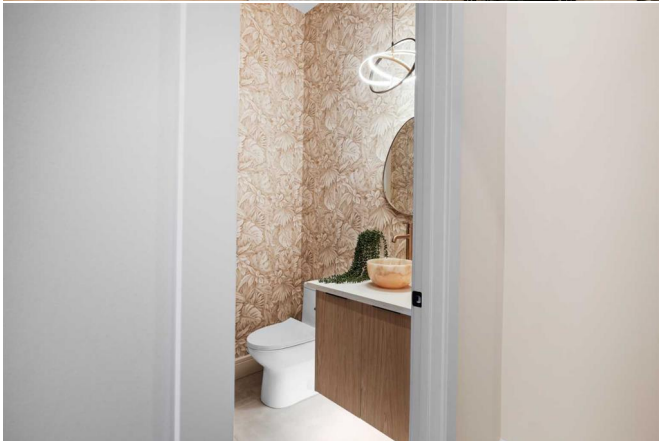
Pub Rmks: **Stunning Modern Home in Prime Location with High-End Finishes. Welcome to this beautifully designed modern home where luxury and functionality come together seamlessly. The exterior features cedar soffits and a striking white oak main door, offering a warm and inviting first impression. Inside, hardwood flooring spans the main and upper levels, providing a sleek, timeless appeal. With 10' ceilings on the main floor and 9' ceilings upstairs and in the basement, the open-concept layout is bright and spacious, perfect for both everyday living and entertaining. The gourmet kitchen is equipped with premium KitchenAid stainless steel appliances and an elegant champagne bronze faucet, extending into the powder bathroom. A spacious pantry offers ample storage, while the vaulted ceiling in the master bedroom creates a serene and airy retreat. Designer mirrors in the bathrooms add a touch of luxury to your daily routine. Additionally, this home features a fully equipped secondary legal suite with all necessary appliances, ideal for guests or extended family. Convenience is at your doorstep with quick access to major routes like McKnight Blvd and Deerfoot Trail, making downtown just a short drive away. Enjoy the close proximity to Confederation Park and Nose Hill Park for outdoor activities, and walk to nearby schools. This home also includes a 2-car garage (20x20), and seasonal work to complete Sod installed in backyard, concrete patio, concrete sidewalk to the side entrance, and fencing, will be finished this summer, creating an ideal outdoor space to enjoy. Don't miss out on the opportunity to call this exceptional property home!**

Inclusions:	NA
Property Listed By:	Royal LePage METRO

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

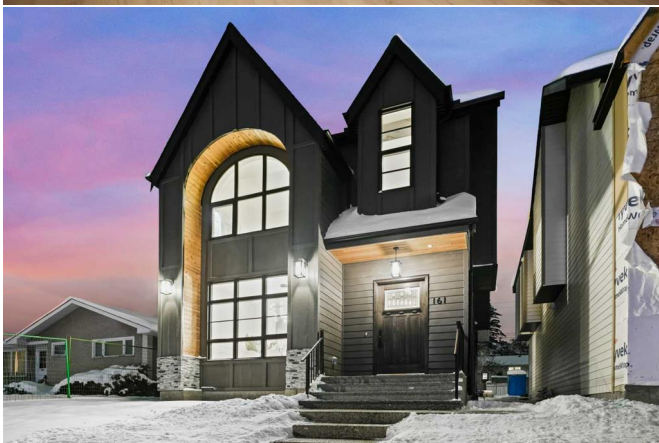












161 Heston St NW, Calgary, AB

Main Floor Exterior Area 1028.29 sq ft
Interior Area 858.03 sq ft



PREPARED: 2024/11/26



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

161 Heston St NW, Calgary, AB

1st Floor Exterior Area 1003.29 sq ft
Interior Area 1003.83 sq ft



PREPARED: 2024/11/26



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161 Heston St NW, Calgary, AB

Basement (Below Grade) Exterior Area 779.24 sq ft
Interior Area 778.02 sq ft



PREPARED: 2024/11/26



Notes: Figures are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.