



THE
A-TEAM

**RE/MAX
FIRST**

161 HESTON Street, Calgary T2K2C5

MLS®#: **A2181459**

Area: **Highwood**

Listing Date: **11/28/24**

List Price: **\$1,099,000**

Status: **Active**

County: **Calgary**

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

23
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**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete, Wood Frame**
Flooring: **Hardwood**
Water Source:
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
Living Room	Main	12`0" x 16`6"
Dining Room	Main	12`0" x 9`10"
4pc Bathroom	Upper	10`4" x 4`10"
Bedroom	Upper	10`6" x 12`8"
Family Room	Upper	14`5" x 13`2"
4pc Bathroom	Basement	8`9" x 4`10"

Room	Level	Dimensions
Kitchen	Main	14`0" x 18`1"
2pc Bathroom	Main	5`0" x 4`10"
5pc Ensuite bath	Upper	12`4" x 15`2"
Bedroom	Upper	12`1" x 11`2"
Bedroom - Primary	Upper	12`1" x 15`9"
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		

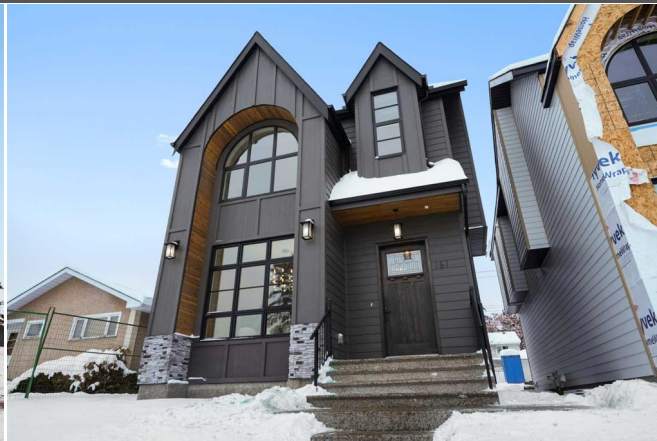
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Legal Desc:	2312301

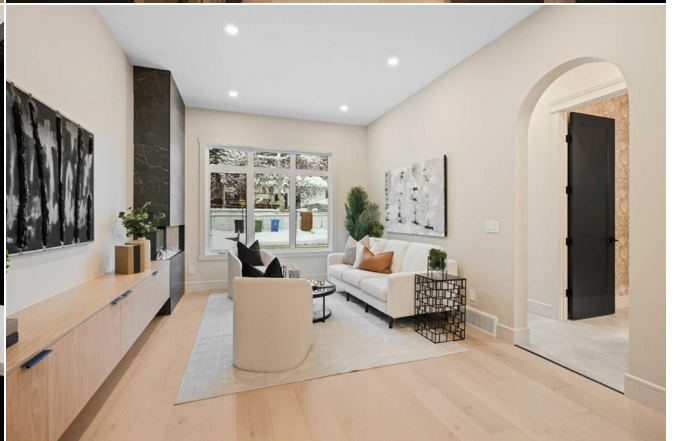
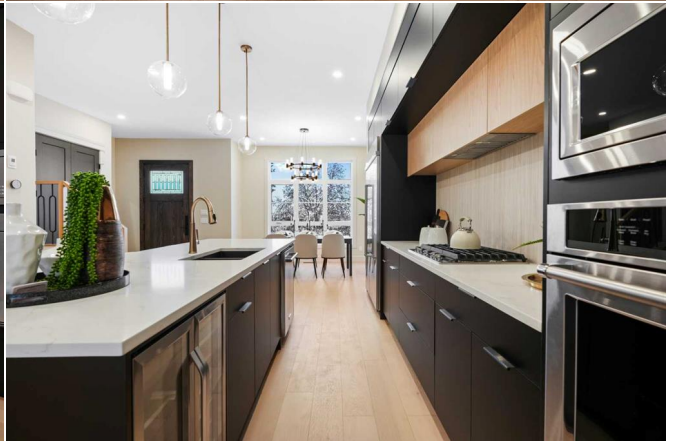
Remarks

Pub Rmks: **Stunning Modern Home in Prime Location with High-End Finishes. Welcome to this beautifully designed home, where modern luxury and functionality meet. The exterior features cedar soffits and a striking white oak main door, creating an inviting first impression. Inside, you'll find hardwood flooring throughout the main and upper levels, providing a sleek, timeless look. With 10' ceilings on the main floor and 9' ceilings on the upper and basement levels, the open-concept layout is airy and spacious, offering an ideal setting for both everyday living and entertaining. The heart of the home, the gourmet kitchen, comes equipped with premium KitchenAid stainless steel appliances and is complemented by an elegant champagne bronze faucet in both the kitchen and the powder bathroom. A spacious pantry provides 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. This home also features a fully equipped secondary legal suite with all the necessary appliances, perfect for guests or extended family. The AC rough-in is complete, allowing you to add air conditioning at your convenience. LVP flooring in the basement ensures a durable, low-maintenance finish. Located just minutes from Confederation Park and Nose Hill Park, you'll have easy access to green spaces for outdoor activities. Enjoy the convenience of being within walking distance to an outdoor pool and 2-3 schools (exact number to be confirmed), and have quick access to major routes such as McKnight Blvd and Deerfoot Trail, making downtown just a short drive away. This home also includes a 2-car garage, with completion expected in 3 weeks, and possession is available in 4 weeks. Seasonal work to complete the backyard, concrete patio, sidewalk, and fence will be finished this summer, providing a perfect outdoor space to enjoy. Don't miss out on the opportunity to make this exceptional home yours!**

Inclusions:	NA
Property Listed By:	Royal LePage METRO

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

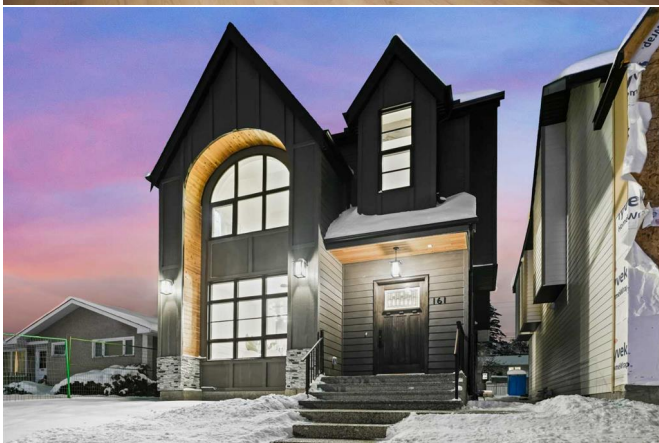
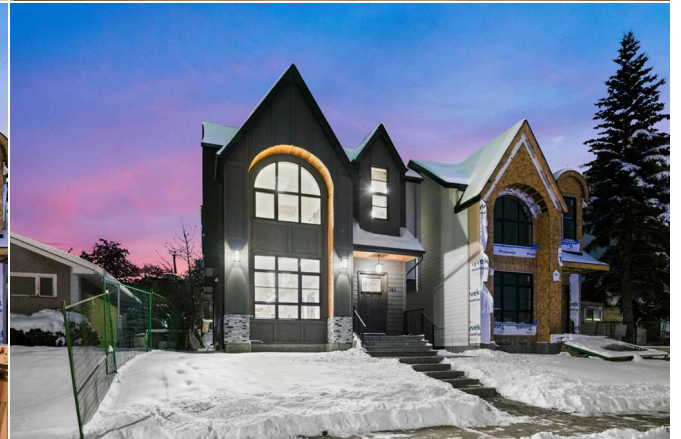












161 Heston St NW, Calgary, AB

Main Floor Exterior Area 102.29 sq ft
Interior Area 858.03 sq ft



0 4 8 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 100.39 sq ft
Interior Area 1000.83 sq ft



0 4 8 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



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