



THE
A-TEAM

**RE/MAX
FIRST**

360 GREENWICH Drive, Calgary T3B5X4

MLS®#: **A2181947** Area: **NONE** Listing Date: **12/09/24** List Price: **\$2,199,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **756 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,208**
 Low Sqft:
 Ttl Sqft: **4,208**

DOM

12
Layout
 Beds: **6 (4 2)**
 Baths: **5.5 (5 1)**
 Style: **3 Level Split**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard**
 Park Feat: **Driveway, Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Metal Siding ,Stucco**
 Flooring: **Carpet, Hardwood, Marble**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Freezer, Gas Oven, Humidifier, Microwave, Stove(s), Washer/Dryer Stacked, Window Coverings, Wine Refrigerator**
 Int Feat: **Built-in Features, Closet Organizers, High Ceilings, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Third	59`9" x 56`2"	Bedroom	Third	44`11" x 49`6"
Bedroom	Third	39`8" x 36`5"	Bedroom	Third	52`6" x 52`10"
Bedroom	Basement	45`7" x 36`9"	Bedroom	Basement	36`5" x 46`11"
2pc Bathroom	Main	24`7" x 11`10"	4pc Bathroom	Third	33`2" x 23`4"
4pc Bathroom	Third	29`2" x 27`3"	5pc Ensuite bath	Third	39`0" x 54`6"
3pc Bathroom	Basement	48`7" x 34`9"	4pc Bathroom	Basement	18`4" x 29`6"

Title: **Fee Simple**
 Zoning: **dc R-G**
 Legal Desc: **000000**

Remarks

Pub Rmks: **Experience Unmatched Luxury and Lifestyle in Greenwich - A Masterpiece by New West Luxury Homes** Welcome to an extraordinary custom built estate in the heart of Greenwich, Calgary's newest and most exciting luxury community. Built by the prestigious New West Luxury Homes, this property is truly one-of-a-kind, offering an unrivaled combination of luxury, location, and lifestyle. With over 6,000 sq. ft. of meticulously designed living space, countless features that will leave you in awe. From the moment you step through the doors, you'll notice the impeccable attention to detail. The open-concept main floor is anchored by a gourmet kitchen featuring high-end appliances, a large island, and a separate spice kitchen—perfect for culinary enthusiasts and entertaining in style. Adjacent is a massive mudroom with ample storage, seamlessly connecting the home to the oversized triple-car garage. This property is equipped with cutting-edge smart home technology, including remote-controlled blinds, ensuring effortless comfort and convenience. Every inch of this home reflects elegance, with premium finishes and modern design elements that create an unparalleled living experience. The legal basement suite offers incredible flexibility whether you're looking to generate additional income or accommodate extended family, this space provides the ideal solution without sacrificing privacy or luxury. Situated in the bustling new community of Greenwich, this home offers more than just a house—it's a lifestyle. The neighborhood is poised to become a premier destination, featuring a planned waterfront park with scenic views, pickleball courts, picnic areas, and expansive green spaces perfect for outdoor gatherings. And the location couldn't be better: • Walking distance to upscale shops, fine dining, and the Calgary Farmers' Market, where you can enjoy fresh produce and local goods. • A 10-minute commute to downtown Calgary, putting the city's best amenities at your fingertips. • Just 40 minutes to the Rocky Mountains, offering year-round access to hiking, skiing, and stunning landscapes. This is a rare opportunity to secure a home in Greenwich while the community is still growing. With no other property like this on the market, now is your chance to own a truly unique and luxurious home in a location that offers both urban convenience and natural beauty. Don't wait—schedule your private tour today and take the first step toward living the life you've always dreamed of

Inclusions: **Appliance Package please see supplements**
 Property Listed By: **eXp Realty**

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









