

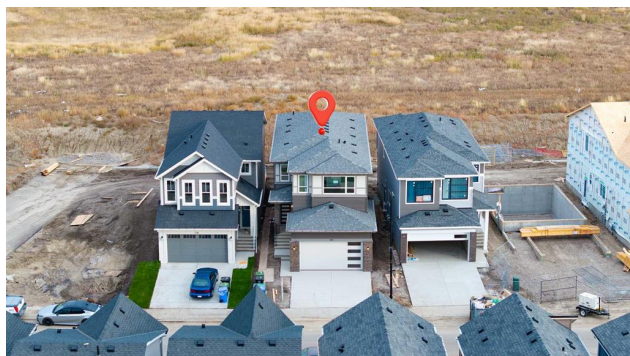


THE
A-TEAM

**RE/MAX
FIRST**

114 FINCH Gardens, Calgary T3S 0H8

MLS®#: **A2182134** Area: **Rangeview** Listing Date: **12/04/24** List Price: **\$899,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,447**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,293 sqft** Ttl Sqft: **2,447**
 Lot Shape:

DOM

17
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **4**

Access:
 Lot Feat: **Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Entrance** Fnd/Bsmt: **Poured Concrete, Slab**
 Kitchen Appl: **Dishwasher, Electric Range, Gas Range, Microwave Hood Fan, Range Hood, Refrigerator**
 Int Feat: **Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	16`9" x 13`5"	4pc Bathroom	Second	28`10" x 13`6"
4pc Ensuite bath	Second	31`6" x 42`4"	4pc Bathroom	Basement	34`1" x 16`9"
Bedroom	Second	32`6" x 39`8"	Bedroom	Second	41`8" x 35`1"
Bedroom - Primary	Second	42`4" x 56`9"	Bedroom	Basement	30`2" x 43`0"
Bedroom	Basement	39`0" x 57`9"			

Legal/Tax/Financial

Title: Zoning: **R-G**
Fee Simple
 Legal Desc: **2311095**

Remarks

Pub Rmks: **Welcome to Rangeview, Calgary's thriving community where modern living meets comfort and convenience. This exceptional family home combines spacious elegance with the added benefit of a legal suite to supplement your mortgage. Key Highlights: Prime Location: Nestled in a sought-after area with easy access to parks, schools, hospitals, shopping, and the world's largest YMCA—perfect for families. Mortgage Helper: Features a 900 sqft legal suite, ready for rental or AirBnB, offering a fantastic way to offset mortgage costs. Generous Space: Boasting 2400 sqft upstairs, this open-concept layout is perfect for entertaining, with dedicated spaces for living, dining, a bar nook, family room, office, or mini library near the bonus room. Modern Finishes: Bright, stylish, and functional, with high-end finishes that blend elegance and practicality. Move-In Ready: No waiting required—settle in immediately and start generating rental income. Whether you're looking for a family home or a smart investment, this property offers endless possibilities. Contact me today to schedule your private showing or for more details!**

Inclusions: **none**
Property Listed By: **CIR Realty**

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

