



THE
A-TEAM

**RE/MAX
FIRST**

1930 27 Street, Calgary T3E2E5

MLS® #: **A2182242** Area: **Killarney/Glengarry** Listing Date: **12/06/24** List Price: **\$1,299,000**
 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: **3,121 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,519**
 Low Sqft:
 Ttl Sqft: **2,519**

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Street Lighting,Private,Views**
 Park Feat: **Double Garage Detached,Garage Faces Rear,Insulated,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Private Entrance,Private Yard,Storage**

Construction: **ICFs (Insulated Concrete Forms),Mixed,Wood Frame**
 Flooring: **Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **ICF Block,Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Range,Humidifier,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Wine Refrigerator**
 Int Feat: **Bar,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`3" x 13`7"	Living Room	Main	12`5" x 14`0"
Kitchen	Main	16`5" x 18`11"	Dining Room	Main	16`4" x 17`6"
2pc Bathroom	Main	5`4" x 6`4"	Flex Space	Second	16`5" x 10`11"
Bedroom	Second	10`10" x 12`2"	Bedroom	Second	12`9" x 13`8"
Walk-In Closet	Second	5`0" x 11`0"	Hall	Second	6`11" x 15`7"

Laundry
 Bedroom - Primary
 Walk-In Closet
 Bedroom
 Hall
 Furnace/Utility Room

Second 9`1" x 5`11"
 Third 16`4" x 20`5"
 Third 8`10" x 13`8"
 Basement 16`1" x 13`6"
 Basement 5`5" x 18`0"
 Basement 6`8" x 17`8"

4pc Bathroom
 5pc Ensuite bath
 Hall
 4pc Bathroom
 Game Room

Second 10`10" x 7`10"
 Third 12`9" x 17`8"
 Third 3`5" x 4`9"
 Basement 5`9" x 9`0"
 Basement 16`2" x 18`8"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

5125AM

Zoning:
M-C1

Remarks

Pub Rmks: **If you're looking for a custom-built home that perfectly combines modern elegance with functional living spaces, this brand-new luxury home is the one to see. With over 2540 sq. ft. of thoughtfully designed space and an additional 900 sq. ft. in the fully developed basement, it offers an abundance of room for families, couples, or anyone seeking a home with versatile features. The main floor boasts 9-ft ceilings, a chef-inspired kitchen with white stone countertops, BOSCH stainless appliances including and a 36-inch FORNO 6 burner gas stove, a cozy living room with a floor-to-ceiling stone electric fireplace, and a formal dining area. The second floor is equally impressive, with a glass-enclosed open-to-below office or flex area, two spacious bedrooms with custom closets, and a luxurious 4-piece bathroom featuring heated tile floors. The primary suite on the third floor is a private retreat, complete with vaulted ceilings, a west-facing rooftop balcony, and a spa-inspired ensuite that includes a soaker tub, glass shower, heated floors, and custom built-ins. The basement adds even more value with a large recreation room, fourth bedroom, full bathroom, and custom wet bar. Outside, the fully fenced yard features a pergola-covered deck, and the oversized double detached garage offers epoxy flooring and vaulted ceilings for maximum functionality. Built by the trusted custom builder, this home includes energy-efficient mechanical systems, a builder's warranty, and a design that embraces both comfort and sophistication. Ready for immediate possession, this property is a must-see for anyone looking for their dream home. Call and book your showing today!**

Inclusions: **X2 TV's and Sound Entertainment System in Basement**
 Property Listed By: **Real Estate Professionals Inc.**

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











