



THE
A-TEAM

**RE/MAX
FIRST**

3117 13 Avenue, Calgary T3C 0V3

MLS®#: **A2182249** Area: **Shaganappi** Listing Date: **12/06/24** List Price: **\$1,225,000**
 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: **3,056 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,983**
 Low Sqft:
 Ttl Sqft: **1,983**

DOM
47
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Metal Siding ,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Refrigerator**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	29`6" x 51`11"	Living Room	Main	42`5" x 53`10"
Foyer	Main	19`11" x 22`8"	Dining Room	Main	36`4" x 45`8"
Mud Room	Main	21`1" x 32`7"	Bedroom - Primary	Upper	37`9" x 49`9"
Bedroom	Upper	34`2" x 37`2"	Bedroom	Upper	34`2" x 37`2"
Flex Space	Upper	17`9" x 23`9"	Laundry	Upper	16`2" x 23`6"
Family Room	Basement	30`7" x 60`8"	Dinette	Basement	12`7" x 31`5"

Bedroom
2pc Bathroom
4pc Bathroom

Basement
Main
Upper

31`5" x 38`0"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Bedroom
4pc Bathroom
5pc Ensuite bath

Basement
Basement
Upper

32`3" x 43`9"
0`0" x 0`0"
0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

2312215

Zoning:
R-CG

Remarks

Pub Rmks:

OPEN HOUSE SUNDAY JAN 19 2:00 PM-5:00 PM. Experience pure luxury in this brand-new, custom-built 5 BEDROOM home situated on a peaceful street in the well-established community of Shaganappi. With over 2,900 square feet of thoughtfully designed living space on an OVERSIZED lot, this home is a masterpiece of modern craftsmanship. The main level impresses with its bright and airy ambiance, featuring stunning white oak hardwood floors and soaring 10-FOOT CEILINGS that invite natural light to pour in. The open-concept layout flows effortlessly from a spacious dining area to a chef-inspired kitchen, complete with quartz countertops, a striking waterfall island with an eating bar, ample storage, and a top-tier KitchenAid stainless steel appliance package. The living room, seamlessly connected to the kitchen, serves as the vibrant centerpiece of the home, highlighted by a dramatic floor-to-ceiling fireplace and custom built-ins. Completing the main level are a stylish and functional mudroom off the back entrance and a chic 2-piece powder room. An elegant staircase, crafted from white oak hardwood, leads to the second level, where beauty, comfort and functionality converge. This floor offers the perfect study-bar for your work, study and creative endeavors along with three generously sized bedrooms, a beautifully designed 4-piece bathroom, and a convenient laundry room with a sink and ample storage. The primary bedroom is a true sanctuary, designed for ultimate relaxation. Spacious and serene, it features a luxurious walk-in closet and a private 5-piece ensuite. This hidden door opens to a spa-inspired retreat that feels like a dream come true, complete with heated floors, dual sinks, a freestanding soaker tub perfect for unwinding, and a sleek glass-enclosed rainfall shower for an invigorating experience. The basement invites you to unwind in style, offering roughed-in in-floor heating, a spacious family/media room complete with a wet bar, a versatile bedroom / flex space ideal for a home office or gym, and generously sized fifth bedroom, and a beautifully designed 4-piece bathroom. From your living room double patio doors, step into the SOUTH FACING backyard, a true oasis for outdoor enthusiasts. Bathed in sunlight throughout the day, this warm and inviting space is perfect for savoring long summer evenings hosting lively barbecues or enjoying quiet moments with loved ones. Exceptional upgrades throughout include breathtaking custom millwork, 10-foot ceilings on the main floor and 9-foot ceilings on Upper and Lower, 8-FOOT DOORS on both the main and upper levels. The home also offers a pre-installed air conditioning connection, and seamless access to the double detached garage. Ideally located near schools, shopping, public transit, and offering easy access to Bow Trail, 17th Ave and Crowchild Trail, this home offers the perfect blend of luxury and convenience.Special offers: Seller Says Buy This House, And We'll Buy Yours*

Inclusions:
Property Listed By:

N/A
Greater Property Group

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











