



THE
A-TEAM

**RE/MAX
FIRST**

1521 92 Avenue, Calgary T2V 5C9

MLS®#: **A2183655**

Area: **Pump Hill**

Listing **12/16/24**

List Price: **\$3,800,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**

Finished Floor Area

Abv Sqft: **6,793**
Low Sqft:
Ttl Sqft: **6,793**

DOM

47
Layout
Beds: **5 (5)**
Baths: **7.5 (6 3)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **43,486 sqft**
Lot Shape:

Parking

Ttl Park: **10**
Garage Sz: **4**

Access:

Lot Feat:

Back Yard,Front Yard,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Private,Rectangular Lot,Treed

Park Feat:

Concrete Driveway,Driveway,Heated Garage,Insulated,Oversized,Quad or More Attached

Utilities and Features

Roof: **Wood**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Private Entrance,Private Yard**

Construction: **Stone,Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator**
Int Feat: **Bar,Beamed Ceilings,Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Crown Molding,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Recreation Facilities,Sauna,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`9" x 14`10"
Breakfast Nook	Main	12`6" x 11`6"
Family Room	Main	23`1" x 15`2"
Exercise Room	Main	23`4" x 11`9"
Other	Main	51`0" x 27`0"
Library	Upper	20`3" x 6`7"
Storage	Basement	16`4" x 7`5"

Room	Level	Dimensions
Dining Room	Main	18`0" x 13`4"
Living Room	Main	29`4" x 17`2"
Foyer	Main	15`11" x 15`6"
Den	Main	17`3" x 9`6"
Laundry	Main	11`4" x 9`2"
Family Room	Basement	27`9" x 15`8"
Media Room	Basement	27`0" x 19`7"

Sauna	Main	7`9" x 6`10"	Bedroom - Primary	Upper	19`6" x 19`2"
Bedroom	Upper	16`5" x 12`6"	Bedroom	Main	14`0" x 13`9"
Bedroom	Main	13`9" x 13`0"	Bedroom	Main	13`9" x 13`2"
Flex Space	Basement	32`6" x 18`0"	Game Room	Basement	21`9" x 14`4"
2pc Bathroom	Main		2pc Bathroom	Main	
3pc Bathroom	Main		3pc Ensuite bath	Main	
3pc Ensuite bath	Main		4pc Ensuite bath	Main	
2pc Ensuite bath	Upper		5pc Ensuite bath	Upper	
4pc Bathroom	Basement				

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 7610546
 Zoning: R-CG

Remarks

Pub Rmks: **Attention Builders and Developers! Situated on one of Calgary largest lots, this prime 43,486 +/- sq. ft (144 ft x 303 ft) private lot awaits! Located in highly desirable Pump Hill, the options are endless to build new on the lot or update the existing sprawling estate home. With over 10,264 sq. ft of living space on 3 levels, formal rooms throughout plus 5 bedrooms, 9 bathrooms, 7 fireplaces, the grandeur of this home is unmistakable. Open concept kitchen with granite counters and stainless steel "Ultra line" appliances. Indoor pool with gym area, sauna and 3 piece bath. 3 large bedrooms on the main each with ensuites plus 2 on the upper level also with ensuites, library and access to a large roof top patio. Fully developed lower level with family room with bar area, billiards room, media/theater area plus flex area which could be used as another bedroom. The private south facing yard with entertaining area, firepit and fireplace. Additionally, there is a 4 car heated garage and impressive circular drive way secured behind gates. Located in the heart of SW Calgary, this home is in close proximity to excellent schools, Glenmore Landing shopping center, Calgary JCC, and offers easy access to miles of picturesque walking and biking paths surrounding the Glenmore Reservoir.**

Inclusions: N/A
 Property Listed By: RE/MAX Real Estate (Central)

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











