



575 UNION Avenue, Calgary T3M 3W5

MLS® #: **A2186324** Area: **Seton** Listing **01/08/25** List Price: **\$715,982**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,799 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Private**
 Park Feat: **Parking Pad**

DOM

45
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Ext Feat: **Private Entrance,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Refrigerator,Dishwasher,Dryer,Microwave Hood Fan,Stove(s),Washer**
 Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	11`10" x 16`5"	Dining Room	Main	11`10" x 15`0"
Flex Space	Main	5`9" x 7`5"	2pc Bathroom	Main	0`0" x 0`0"
Bonus Room	Upper	10`9" x 12`6"	Bedroom - Primary	Upper	11`10" x 15`1"
4pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	8`5" x 11`2"
Bedroom	Upper	8`4" x 9`10"	4pc Bathroom	Upper	0`0" x 0`0"
Laundry	Upper	0`0" x 0`0"	Living Room	Basement	11`2" x 13`5"
Dining Room	Basement	8`11" x 6`11"	Bedroom	Basement	9`10" x 11`8"
4pc Bathroom	Basement	0`0" x 0`0"	Laundry	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0

Zoning:
R-G

Remarks

Pub Rmks: **The brand new 'Alder' by Brookfield Residential offers functionality and affordability with its fully legal basement suite providing an additional revenue source! Situated on a large corner lot, this beautiful new home features 2 living areas, 3 bedrooms, 2.5 bathrooms and a flex space perfect for a home office + a fully legal basement suite with its own private side entrance. Featuring nearly 1,700 square feet of living space above grade, this home is perfect for first time buyers, investors or those looking to downsize. The open concept main level is the ideal space for entertaining with a kitchen that is open to both living and dining areas. The front of the home features an expansive living area with central electric fireplace and it opens to the central dining area and kitchen at the back of the home. The timeless kitchen features light cabinetry with subway tile backsplash, stainless steel appliances, and a large pantry for additional storage. The kitchen overlooks the south-facing backyard, providing added natural light inside and the perfect outdoor living space. The main level is complete with a 'flex' space (perfect for a home office area), a 2 pc bathroom and a mud room. The second level has a central bonus space that separates the primary suite from the secondary bedrooms. The expansive 12'x15' primary suite is complete with a walk-in closet and private 4 pc ensuite with dual sinks and a walk-in shower. Two more bedrooms and a laundry closet complete the second level. The fully separate legal basement suite is accessed on the side of the property and has a large living area, dining space, full kitchen, bedroom, bathroom and laundry closet in addition to a large utility room with additional storage. Lastly, this brand new home comes with builder warranty + Alberta New Home Warranty, meaning that you can purchase this home with peace of mind. This large corner lot isn't an everyday offering, so don't wait!**

Inclusions: **Suite Appliances - Dishwasher, Dryer, Microwave Hood Cover, Refrigerator, Stove, Washer.**
Property Listed By: **Charles**

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









