



THE
A-TEAM

**RE/MAX
FIRST**

10 ST JULIEN Drive #7, Calgary T2T 6E2

MLS® #: **A2186584** Area: **Garrison Woods** Listing Date: **01/13/25** List Price: **\$839,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **2,389 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,859**
 Low Sqft:
 Ttl Sqft: **1,859**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Private,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer**
 Int Feat: **Built-in Features,French Door,High Ceilings,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`0" x 8`0"	Living Room	Main	14`4" x 12`0"
Kitchen	Main	20`7" x 11`1"	Dining Room	Main	14`4" x 8`0"
Bonus Room	Upper	11`5" x 10`6"	Bedroom - Primary	Upper	14`3" x 12`1"
Bedroom	Upper	11`11" x 9`6"	Family Room	Basement	19`10" x 13`4"
Laundry	Upper	5`5" x 4`6"	Game Room	Basement	15`2" x 9`11"
Bedroom	Upper	10`3" x 9`8"	2pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"

4pc Ensuite bath

Upper

0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$584

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **0012262**

Remarks

Pub Rmks:

This exquisite Brownstone townhouse in highly sought-after Brighton Court is conveniently situated in the heart of Marda Loop, one of Calgary's most vibrant communities. The meticulous attention to detail from the design of the floor plan to the quality of the finishes, sets these Brownstone townhomes apart. As you enter this residence, you'll be captivated by the spacious floor plan, accentuated by 9 ft ceilings and large windows that create an open and airy atmosphere throughout. This beautiful recently renovated traditional home boasts over 2,634 sq ft of living space on 3 levels, 3 bedrooms and 3.5 baths. You are welcomed into the home by an exposed aggregate patio in front, leading into a warm and welcoming foyer. Hardwood floors flow throughout the main level, which also includes an expansive formal dining room and a cozy living room with a gas fireplace. The gourmet kitchen is a chef's dream, with new stainless steel appliances including a Viking gas range, new custom cabinetry with new quartz countertops plus plenty of counter and cabinet space, and a convenient peninsula that seats four and allows access through French doors to an outdoor patio area. Additionally providing discreet access to a main 2 piece bath plus access into the attached double garage. The upper floor is a sanctuary of comfort and luxury where you will find a bonus room area, three spacious bedrooms, including a luxurious primary suite featuring a private balcony, perfect for enjoying your morning coffee or a glass of wine at the end of the day. The spa-like 4 piece ensuite is simply stunning, with glass shower and separate deep soaker tub, and walk-in closet 2 other spacious bedrooms with generous storage space, updated 4 piece main bath plus laundry complete the upstairs. The fully developed lower level creates the perfect space for families including a large family room, recreation room plus a 3 piece guest bath. More than enough space available to add in a 4th bedroom. Additional features include new paint throughout, new furnace, new kitchen appliances and cabinetry, updated bathrooms, drywalled double attached garage with epoxy flooring, built-in sound on 2 levels, central ac, new shingles and updated siding. Located just steps away from all the amenities that Marda Loop has to offer, including restaurants, cafes, boutiques, and grocery stores, and excellent schools. This home is perfect for anyone who wants to live in a walkable community. It's also just a short trip to 17th Avenue, where you'll find even more shopping, dining, and entertainment options. This townhouse is a true gem, with its beautiful renovations, spacious living areas, and fantastic location. Don't miss out on the opportunity to make it your own.

Inclusions:

stair lift to all levels

Property Listed By:

RE/MAX Real Estate (Central)

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









