



THE
A-TEAM

**RE/MAX
FIRST**

2712 LOUGHEED Drive, Calgary T3E 5T6

MLS®#: **A2187160**

Area: **Lakeview**

Listing Date: **01/15/25**

List Price: **\$2,349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area
Abv Sqft: **2,026**
Low Sqft:
Ttl Sqft: **2,026**

DOM

3
Layout
Beds: **4 (2 2)**
Baths: **4.5 (4 1)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,747 sqft**
Lot Shape:

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Landscaped,Underground Sprinklers,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,Heated Garage,In Garage Electric Vehicle Charging Station(s),Insulated,Oversized**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Composite Siding,Concrete,Manufactured Floor Joist,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Disposal,Dryer,Garage Control(s),Garburator,Gas Stove,Humidifier,Instant Hot Water,Microwave,Range Hood,Wine Refrigerator**

Int Feat: **Bar,Bidet,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Smart Home,Sump Pump(s),Tankless Hot Water,Track Lighting,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`4" x 7`11"	Bedroom - Primary	Main	13`9" x 15`3"
5pc Ensuite bath	Main	13`11" x 12`0"	Walk-In Closet	Main	6`1" x 16`3"
Laundry	Main	9`8" x 5`11"	Living Room	Main	16`0" x 15`4"
Dining Room	Main	16`0" x 7`6"	Kitchen	Main	17`5" x 13`5"

2pc Bathroom	Main	7`1" x 3`11"	Mud Room	Main	12`2" x 8`0"
4pc Ensuite bath	Main	4`11" x 7`11"	Bedroom	Main	17`5" x 11`10"
Exercise Room	Basement	13`0" x 13`0"	Dining Room	Basement	7`1" x 10`3"
Game Room	Basement	25`4" x 25`10"	Office	Basement	16`6" x 13`10"
4pc Bathroom	Basement	9`10" x 5`7"	Bedroom	Basement	9`11" x 11`11"
Bedroom	Basement	13`8" x 15`5"	4pc Ensuite bath	Basement	5`6" x 8`6"
Furnace/Utility Room	Basement	8`11" x 20`10"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **181JK**

Zoning: **R-CG**

Remarks

Pub Rmks: **Discover the perfect combination of style, comfort, and functionality in this exceptional 4-bedroom, 4.5-bathroom modern home. With over 4,000 square feet of meticulously designed living space on a 57-foot-wide lot, this property offers an unparalleled lifestyle. The exterior showcases a thoughtful blend of stucco, Hardie fibre-cement panels, natural stone, and wood accents, creating a sleek and contemporary aesthetic. Oversized triple-pane windows flood the interior with natural light, while the beautifully landscaped yard features a stained concrete patio, Wi-Fi-controlled irrigation, and security cameras on all corners for added convenience and peace of mind. Inside, the open-concept layout is accentuated by white oak hardwood floors and soaring 12-foot ceilings, offering an airy and spacious feel throughout. The chef's kitchen is a standout, featuring custom cabinetry with dovetail drawers, a large island with ample storage, and premium appliances, including a WOLF gas range, a built-in WOLF microwave oven, and a built-in SUBZERO fridge/freezer with an ice and water dispenser. The living room impresses with expansive windows that invite abundant sunlight, a striking three-sided gas fireplace with a plaster finish, and built-in speakers for seamless entertainment. The CONTROL4 smart system provides effortless control over heating, cooling, lighting, and entertainment, ensuring modern convenience at your fingertips. The primary bedroom is a serene retreat, offering tall windows, a plaster-finished feature wall, and a spa-like ensuite with a curbless steam shower, dual vanities, heated floors, and a smart toilet. A second bedroom on the main floor, complete with its own ensuite, provides comfort and privacy for guests or family members. The fully developed lower level is both functional and inviting. Highlights include in-floor heating, plush carpeting, a private office, two additional bedrooms, two bathrooms, a glass-enclosed gym, a spacious flex room, a wet bar, and a second laundry area—all under 10-foot ceilings. The garage is a true showpiece, boasting 12-foot ceilings, epoxy flooring, an EV charger, hot and cold water taps, a floor drain, and in-floor heating. A car lift allows for three-car parking within the garage, while the driveway accommodates two more vehicles, offering space for a total of five. Built by Arkadian Homes, renowned for their expertise in crafting luxury residences across Inner-City Calgary. Located in the sought-after community of Lakeview, this property offers easy access to outdoor attractions like the Glenmore Reservoir, Weaselhead Flats, and the Calgary Rowing and Canoe Clubs. Close to Earl Grey Golf Club, Mount Royal University, several top-tier schools, the Grey Eagle Event Centre, and the vibrant Taza development. To enhance privacy, the builder offers the option of planting trees in the backyard and/or adding a privacy extension to the rear fence. Don't miss this rare opportunity—call today to schedule a tour.**

Inclusions: **Car Lifts/Hoists, Control 4 Automation System**
 Property Listed By: **Century 21 Bravo Realty**

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











