



THE
A-TEAM

**RE/MAX
FIRST**

1104 TRAFFORD Drive, Calgary T2K 2T8

MLS®#: **A2187979** Area: **Thornccliffe** Listing Date: **01/18/25** List Price: **\$1,495,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1957**
Lot Information
 Lot Sz Ar: **7,351 sqft**
 Lot Shape: **See RPR**

Finished Floor Area
 Abv Sqft: **3,028**
 Low Sqft:
 Ttl Sqft: **3,028**

DOM

4
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **1 and Half Storey**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:
 Lot Feat: **City Lot,Corner Lot,Front Yard,Lawn,Landscaped,Street Lighting,See Remarks,Views**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting,Private Yard**

Construction: **See Remarks,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Cork,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Garburator,Microwave,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Bar,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,Open Floorplan,See Remarks,Vaulted Ceiling(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	63`5" x 75`6"	Kitchen	Main	49`3" x 40`5"
Dining Room	Main	40`5" x 26`3"	Pantry	Main	
Den	Main	49`3" x 31`9"	Family Room	Main	62`1" x 53`10"
Bedroom - Primary	Second	75`6" x 45`8"	5pc Ensuite bath	Second	
Bedroom	Second	40`5" x 37`2"	4pc Bathroom	Second	
Bedroom	Second	49`3" x 38`3"	Bedroom	Basement	40`2" x 35`3"

**Game Room
Furnace/Utility Room**

**Basement
Basement**

**68`11" x 38`3"
66`2" x 35`0"**

**Exercise Room
3pc Bathroom**
Legal/Tax/Financial

**Basement
Basement**

66`8" x 44`10"

Title:
Fee Simple
Legal Desc:

6455GS

Zoning:
R-CG

Remarks

Pub Rmks:

Totally renovated/rebuilt from top to bottom, this spacious two-storey offers top quality finishings and a great open floorplan ideal for family life and entertaining. The main floor boasts a CHEF'S KITCHEN with 5 burner gas stove and 4 other upscale appliances plus a walk-in pantry and big center island. THE GREAT ROOM has a gas fireplace and windows overlooking the park. There's also a DEN/OFFICE and FAMILY ROOM on this floor. Upstairs you'll find the huge primary bedroom with SPA-LIKE 5 PIECE ENSUITE - separate shower, new soaker tub, heated floors. FINISHED BASEMENT. DOUBLE AND SINGLE GARAGES are ready for your fancy cars.

Inclusions:
Property Listed By:

**4 TV Mounts, 3 Garage Door Openers & 3 Remotes, Security System & Cameras
RE/MAX Realty Professionals**

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









