



THE
A-TEAM

**RE/MAX
FIRST**

1109 DORCHESTER Avenue, Calgary T2T 1B1

MLS® #: **A2188199** Area: **Upper Mount Royal** Listing Date: **01/16/25** List Price: **\$2,499,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **6,243 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,377**
 Low Sqft:
 Ttl Sqft: **2,377**

DOM

37
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Lawn,Private,Rectangular Lot,Underground Sprinklers**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Cork,Tile**
 Water Source:
 Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Electric Cooktop,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Bar,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Elevator,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Quartz Counters,Storage,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	20`9" x 28`5"	Dining Room	Main	41`0" x 49`6"
Breakfast Nook	Main	30`4" x 30`11"	Kitchen	Main	31`2" x 48`5"
Pantry	Main	24`1" x 26`3"	Living Room	Main	57`5" x 80`11"
Office	Main	29`6" x 32`3"	Bedroom - Primary	Main	49`9" x 50`4"
5pc Ensuite bath	Main	19`5" x 48`5"	Bedroom	Main	35`3" x 40`5"
4pc Ensuite bath	Main	16`2" x 32`7"	2pc Bathroom	Main	18`4" x 21`1"

Bedroom	Basement	48`5" x 48`8"	3pc Bathroom	Basement	26`3" x 29`9"
Family Room	Basement	47`10" x 135`4"	Media Room	Basement	43`9" x 68`11"
Wine Cellar	Basement	19`5" x 32`10"	Laundry	Basement	23`9" x 24`4"
Mud Room	Basement	23`0" x 24`10"	Workshop	Basement	25`5" x 47`7"
Furnace/Utility Room	Basement	19`8" x 50`10"	Storage	Basement	10`8" x 32`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
Legal Desc: **7080AJ**

Remarks

Pub Rmks: **Imagine a big beautiful walk-out bungalow that was lovingly constructed only 11 years ago on this 50 foot lot with a south backyard exposure. This home was created to enjoy this absolutely magnificent community with the ability to age in place. With a total of almost 4300 sq feet it is the perfect home in any stage of life. It will work for a family and seamlessly take you into your retirement years. There is an elevator so you will never have to worry about having to do the stairs. As you enter, you will fall in love with the warm and inviting classic finishings. The office is perfectly located off of the main entrance. Once you step into the living area you will know this home was built for entertaining. A stunning space for your baby grand piano and large enough to handle all of your family and friends. The dining area is open to the living room, however, closed off from the beautiful kitchen. The chef can create culinary masterpieces in private while everyone mingles. Walk through the butler's pantry and appreciate this beautiful kitchen with a newer massive refrigerator/freezer, a steam oven and Miele stove top. There is a sweet breakfast nook to enjoy your morning beverage. Have a look under the sink and notice the clever built-in vacuum. The primary bedroom features a large walk-in closet and a pretty 5 piece ensuite with an air jet soaker tub and steam shower. Both the kitchen and primary bedroom have access to your upper deck with views of the beautifully landscaped backyard. The second bedroom has a brand new 4 piece ensuite and large walk-in closet. The 2 piece guest bathroom completes this level. Take one of the two staircases to the basement or take the elevator. This area features huge windows allowing the sunshine to pour in. This making this area not feel like a basement at all. The family room features a wet bar with dishwasher and beverage fridge. The media room will be the perfect place to host movie nights and the wine cellar (with no in-floor heat) will hold all of your cherished collection. There is a clever workshop in the basement that will be a loved area for the craftsman or hobbyist. A spacious bedroom and another full bathroom is perfect for extended family or guests. Wait until you see the mechanical room. This is how you will know this home was created with quality in mind. In-floor heat, 10 foot basement ceilings, tankless hot water tank, ICF foundation and a sprinkler system to keep the gorgeous landscaping perfect. A mud room with tons of storage is placed in the basement to take advantage of the access to the garage. There is also walk-out access through the family room garden doors, to your lower private, covered patio. Beautiful bungalows are hard to find in any community, however, in this community, it is a true gem.**

Inclusions: **Steam oven, Dishwasher (2), patio table with 4 chairs (on upper deck), garage door opener with 2 remotes, alarm with no contract,**
Property Listed By: **RE/MAX Realty Professionals**

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











