



THE
A-TEAM

**RE/MAX
FIRST**

431 28 Avenue, Calgary T2M2K7

MLS®#: **A2189151**

Area: **Mount Pleasant**

Listing Date: **01/21/25**

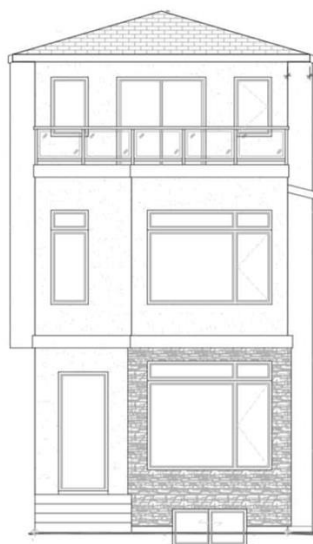
List Price: **\$1,298,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **0**
Lot Information
Lot Sz Ar: **2,996 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,665**
Low Sqft:
Ttl Sqft: **2,665**

DOM

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

Parking

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

Access:
Lot Feat: **Back Yard,Front Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`8" x 16`0"	Mud Room	Main	5`4" x 5`2"
Kitchen	Main	19`10" x 9`0"	2pc Bathroom	Main	6`0" x 5`5"
Entrance	Main	6`2" x 6`6"	Dining Room	Main	14`1" x 10`3"
Bedroom	Second	13`2" x 8`10"	Bedroom	Second	15`5" x 10`8"
5pc Ensuite bath	Second	19`4" x 5`0"	Laundry	Second	5`2" x 6`11"
4pc Bathroom	Second	9`0" x 5`1"	Bonus Room	Second	14`1" x 16`0"
5pc Ensuite bath	Third	13`6" x 10`4"	Bedroom - Primary	Third	16`0" x 11`10"
Loft	Third	14`3" x 16`0"	Game Room	Basement	16`0" x 15`0"
Other	Basement	8`0" x 7`3"	4pc Bathroom	Basement	8`1" x 6`11"
Bedroom	Basement	12`10" x 10`4"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-C2**
 Legal Desc: **2617AG**

Remarks

Pub Rmks: **Welcome to this stunning three-storey detached infill home, located in the peaceful community of Mount Pleasant, just a few blocks away from the serene Confederation Park. Thoughtfully designed by Marygold Homes, this exceptional property offers over 3,300 square feet of living space, featuring 4 bedrooms, 4.5 bathrooms, and TWO balconies—perfectly suited for families seeking both elegance and functionality in their everyday living space. The main level impresses with an open and spacious floor plan, beginning with a bright dining room at the front of the home that floods with natural light. The central kitchen is a chef’s dream, complete with full-height shaker cabinetry, a stylish tile backsplash, and a custom-built hood fan canopy. The oversized island, with a dual-basin undermount sink and bar-style seating, serves as the heart of the kitchen. The adjacent living room features an inset gas fireplace surrounded by a custom-built mantle, creating a warm and inviting atmosphere. The mudroom is thoughtfully designed with a built-in closet and bench for optimal organization, offering convenient access to the fully fenced backyard. On the second level, you’ll find a bright bonus room, a secondary bedroom with a built-in closet, and a 4-piece bathroom. The exquisite junior suite on this level boasts a spacious custom-built walk-in closet and a luxurious 5-piece ensuite, complete with a dual-sink vanity, tiled shower, drop-in corner tub, and separate toilet access. The third storey is dedicated to the impressive master suite. With vaulted ceilings and large windows, the space feels open and airy. The master ensuite is a true retreat, featuring a dual-sink vanity, glass steam shower, large soaker tub, separate toilet access, and a capacious walk-in closet. Adjacent to the ensuite, a door leads to a private, south-facing balcony, providing a serene space to relax. A spacious loft/sitting area outside the master suite is bathed in natural light and leads to the front, north-facing balcony, offering an additional outdoor escape. The fully finished basement offers a fourth bedroom, a 3-piece bathroom, and a large recreation room with a wet bar—perfect for family gatherings or entertaining guests. This exquisite home combines thoughtful design, spacious living, and luxurious finishes, making it a perfect choice for those seeking comfort and style in the heart of Mount Pleasant.**

Inclusions: **N/A**
 Property Listed By: **Quest Realty**

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



