



THE
A-TEAM

**RE/MAX
FIRST**

2219 KELWOOD Drive, Calgary T3E 3Z5

MLS®#: **A2190461**

Area: **Glendale**

Listing Date: **01/27/25**

List Price: **\$1,350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **613 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,266**
Low Sqft:
Ttl Sqft: **2,266**

DOM

6
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Other**
Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction: **Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Range,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Range Hood**
Int Feat: **Closet Organizers,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Basement	11`7" x 10`0"	4pc Bathroom	Basement	7`4" x 12`10"
Dinette	Basement	7`0" x 11`9"	Furnace/Utility Room	Basement	6`9" x 10`3"
Library	Main	10`7" x 9`7"	Mud Room	Main	8`11" x 7`0"
Dining Room	Main	8`6" x 12`1"	Laundry	Upper	7`11" x 5`0"
Bedroom	Upper	10`3" x 10`6"	3pc Bathroom	Upper	7`11" x 7`7"

2pc Bathroom	Main	8`4" x 3`0"	Bedroom	Basement	11`7" x 9`0"
Living Room	Basement	12`0" x 9`3"	Kitchen	Basement	9`0" x 12`4"
Living Room	Main	12`11" x 14`0"	Kitchen	Main	12`5" x 14`0"
Dinette	Main	7`6" x 7`10"	Bedroom - Primary	Upper	13`4" x 11`7"
Bedroom	Upper	10`9" x 10`1"	Bedroom	Upper	10`3" x 10`6"
5pc Ensuite bath	Upper		Storage	Basement	4`0" x 7`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2002GS**

Zoning: **R-CG**

Remarks

Pub Rmks: **One home is conditionally sold, but don't worry—there's still one left! Act fast before it's gone! Brand-New Custom Home in Glendale by Birchhill Homes | 4 Bedrooms + Butler's Pantry + Formal Dining Room Discover the pinnacle of modern living in this exquisite custom home, where luxury seamlessly blends with thoughtful design. Located in the prestigious community of Glendale, this 2,266 sq. ft. masterpiece by Birchhill Homes offers an unparalleled combination of elegance, functionality, and versatility. The heart of this home is a chef's haven, boasting top-of-the-line appliances, bespoke cabinetry, and an expansive central island that invites effortless entertaining. The spacious butler's pantry provides ample storage and ensures meal preparation remains smooth and organized. Whether hosting an intimate dinner or a lively gathering, the formal dining room elevates every occasion with timeless sophistication. The open-concept main floor is bathed in natural light, offering a harmonious flow between living areas. A dedicated home office or study space caters to your professional and personal needs, adapting perfectly to a modern lifestyle. Upstairs, retreat to a serene primary suite featuring a walk-in closet and a spa-inspired ensuite complete with luxurious finishes. Three additional bedrooms provide generous space for family members or guests, ensuring comfort and privacy for everyone. For those seeking added value, this home offers the option to include a legal 2-bedroom basement suite. Whether used as a mortgage helper, guest accommodation, or private quarters for extended family, this additional space adds remarkable versatility. Nestled in one of Calgary's most sought-after neighborhoods, this home offers the ultimate family-friendly lifestyle. Enjoy being within walking distance of top-rated schools, including Glenmeadows School with Spanish immersion programs. The community features an array of exclusive amenities, including: A year-round outdoor rink (hockey in winter, basketball and pickleball in summer), Private tennis courts for residents, and Proximity to Optimist Athletic Park and scenic streets lined with old-growth trees and stately homes. Convenience is key, with the C-Train station just a short stroll away, providing effortless access to downtown Calgary. This home offers an exciting opportunity to infuse your unique style, as the builder welcomes your customization ideas for finishes and details. Don't miss the chance to make this exceptional property your forever home. Combining luxury, location, and lifestyle, this is a rare opportunity you won't want to let slip away.**

Inclusions: **None**
 Property Listed By: **Real Broker**

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

