



THE
A-TEAM

**RE/MAX
FIRST**

1812 20 Avenue, Calgary T2M 1H3

MLS®#: **A2190635** Area: **Capitol Hill** Listing Date: **01/28/25** List Price: **\$1,799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2023** Abv Sqft: **3,300**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,995 sqft** Ttl Sqft: **3,300**
 Lot Shape:

DOM

40
Layout
 Beds: **4 (4)**
 Baths: **4.0 (3 2)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped,Lawn,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Convection Oven,Dishwasher,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator**
 Int Feat: **Beamed Ceilings,Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Recessed Lighting,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	19`2" x 11`0"
Pantry	Main	6`5" x 6`6"
Family Room	Main	26`9" x 14`5"
Loft	Upper	15`3" x 14`2"
Laundry	Upper	4`5" x 6`2"
Furnace/Utility Room	Basement	10`10" x 6`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`3" x 14`6"
Living Room	Main	14`9" x 15`0"
Foyer	Main	10`0" x 31`0"
Media Room	Basement	15`6" x 14`0"
Mud Room	Main	8`4" x 10`8"
Other	Basement	10`10" x 10`2"

Bedroom - Primary
Bedroom
2pc Bathroom
4pc Bathroom
3pc Ensuite bath

Upper
Upper
Main
Upper
Upper

13`0" x 12`7"
10`11" x 11`5"

Bedroom
Bedroom
2pc Bathroom
6pc Ensuite bath

Upper
Upper
Basement
Upper

10`7" x 10`0"
12`8" x 12`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2864AF

Zoning:
H-GO

Remarks

Pub Rmks:

Located in the long-established community of Capitol Hill, this breathtaking 4 bedroom home, with over 3800 sq ft of luxurious living space built by Calgreen Homes, has recently been awarded with esteemed BILD & CHBA awards. Beautifully crafted with meticulous thought which highlights the unique features of this exquisitely designed home. The main level is graced with hardwood floors in a herringbone configuration, high ceilings, stylish lighting & painstaking details such as cedar panelled ceilings, exposed beams & wood detailing, showcasing a sunken front family room with feature fireplace, vaulted ceiling & plenty of natural light. An elegant hallway with beamed ceiling leads to a spacious dining area adorned with built-in cabinets & intricate porcelain tile panel. The kitchen is open to the dining area & is discerningly finished with leathered granite counter tops, island/eating bar, more than ample storage space, pantry & Jenn-Air appliance package. The living room is anchored by a fireplace & also has access to the private south facing front courtyard, which creates a refined indoor/outdoor living space. Completing the main level is a 2 piece powder room & mudroom with access to the garage. A contemporary glass staircase with LED lighting leads to the second level which hosts a loft area that cleverly connects to a private bedroom with 3 piece ensuite via a second level balcony. The posh primary retreat boasts a private balcony, vaulted ceiling, walk-in closet with LED undermount lighting & opulent 6 piece ensuite with dual sinks, relaxing oval soaker tub & rejuvenating steam shower. Completing the second level are 2 additional bedrooms, a 4 piece bath & laundry facilities. Basement development is the perfect space for game or movie night, complete with a built-in entertainment centre, full wet bar & convenient 2 piece bath. Other notable features include in-floor hydronic heating in the dining, kitchen & living areas, built-in speakers & warm, modern ambience that fills the entire home. The location can't be beat - close to popular neighbourhood amenities such as Weed's Café, Edelweiss Village, Confederation Park, two community centres, shopping, schools, public transit, SAIT & U of C.

Inclusions:
Property Listed By:

None.
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













