



THE
A-TEAM

**RE/MAX
FIRST**

5646 FORAND Street, Calgary T3E 1T3

MLS®#: **A2193604** Area: **Garrison Green** Listing Date: **02/13/25** List Price: **\$1,149,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2008** Abv Sqft: **2,270**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,831 sqft** Ttl Sqft: **2,270**
 Lot Shape:

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Double Garage Detached,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **In Floor,Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: **Private Yard** Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Oven,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	44`9" x 34`2"	Dining Room	Main	47`7" x 39`4"
Living Room	Main	61`9" x 57`2"	Den	Main	35`0" x 33`4"
Family Room	Basement	56`0" x 54`8"	Game Room	Basement	47`0" x 33`4"
Laundry	Second	20`3" x 20`6"	Mud Room	Main	29`6" x 24`7"
Foyer	Main	28`2" x 13`1"	Wine Cellar	Basement	31`5" x 11`3"
Bedroom - Primary	Second	60`5" x 40`5"	Bedroom	Second	43`6" x 36`1"
Bedroom	Second	37`9" x 36`11"	Bedroom	Basement	47`4" x 33`4"

2pc Bathroom
4pc Bathroom

Main
Second

23`6" x 16`5"
38`0" x 16`2"

3pc Bathroom
4pc Ensuite bath
Legal/Tax/Financial

Basement
Second

33`4" x 18`4"
68`11" x 32`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

0612831

Remarks

Pub Rmks:

SEE VIDEO * Situated on a quiet street in Garrison Green, this stunning and recently renovated home is available for quick possession! Offering an ideal floor plan, this spacious home abounds with luxury and comfort. You will love the open layout, flowing seamlessly through the main floor with a bright sunny den at the back of the home. The living room offers large windows, a striking gas fireplace with a custom white glass and walnut DIRTT manufactured feature wall that hides TV components and speakers. The chef's kitchen is a culinary delight with stainless steel appliances and quartz countertops. Upstairs, the spacious primary suite offers a spa-like ensuite with a free-standing tub and a full carrara marble shower and surrounding walls. Two additional bedrooms, both with walk-in closets, a full bathroom and a laundry room complete the upper level. The fully-finished basement boasts an impressive timber frame and white willow glass wine cellar (also made by DIRTT) - truly the centerpiece of the main living area. The lower level also includes a TV/entertainment space and a large bedroom and bathroom. This home is move-in ready, flaunting high-end finishings with exceptional features. The home also has full central air conditioning and a beautifully finished oversized garage. Don't miss your chance to own this exquisite property in one of the most desirable communities close to the inner city. Schedule your viewing today!

Inclusions:
Property Listed By:

N/A
eXp Realty

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







