



THE A-TEAM

RE/MAX FIRST

4216 5A Street, Calgary T2S 2G7

MLS#: A2194950 Area: Elboya Listing: 02/15/25 List Price: \$3,299,000
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: 5,995 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 3,501
Low Sqft:
Ttl Sqft: 3,501

DOM: 7
Layout
Beds: 4 (3 1)
Baths: 4.5 (4 1)
Style: 2 Storey
Parking
Ttl Park: 5
Garage Sz: 3

Access:
Lot Feat: Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting
Park Feat: Triple Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Other
Construction: Stone, Stucco, Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Range, Washer/Dryer, Wine Refrigerator
Int Feat: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Steam Room, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Living Room, Mud Room, etc. with their respective levels and dimensions.

Laundry	Second	12`4" x 10`0"	Flex Space	Basement	17`0" x 16`0"
2pc Bathroom	Main	5`8" x 5`2"	5pc Ensuite bath	Second	14`8" x 11`6"
3pc Ensuite bath	Second	10`6" x 6`0"	4pc Ensuite bath	Second	9`6" x 5`4"
3pc Bathroom	Basement	10`2" x 6`4"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **6153AC**

Zoning:
R-CG

Remarks

Pub Rmks: **CONSTRUCTION NOW COMPLETE! LOCATION, LOCATION, LOCATION! Experience timeless elegance and modern comfort in this new custom built home in Elboya , situated on a quiet street just steps away from Riverdale Avenue, the river pathway system and Stanley park. This grand home boasts classic architecture with a modern twist and is finished with acrylic stucco, natural limestone and aluminum clad windows. Inside this charming home you will find a chef's dream kitchen complete with rift cut white oak cabinetry, quartzite island and a Wolf / Sub Zero appliance package. The plaster fireplace, complete with concrete surround, provides a natural organic ambiance to your great room. The cozy 4 seasons room is the perfect place to catch a football game with friends, enjoy a glass of wine or curl up with a good book. The TAG custom arched aluminum doors let in an abundance of natural light and coupled with the heated floors and limestone clad fireplace create a relaxing oasis. No need to pay for a gym membership when you have your own oversized 25' x 16' home gym giving you ample space for any fitness endeavour or use it as a large playroom for the kids. The lower level of this home is designed to impress with: radiant floor heating, a family room, large games area, wet bar, guest bedroom and bathroom complete with steam shower. Parking won't be an issue with a triple detached garage, with paved alley, and the quiet location allows for ample street parking as well. This lovely home includes a color washed den, 4 large bedrooms, 4.5 baths and much more! Call today to schedule a private viewing!**

Inclusions: **N/A**
 Property Listed By: **Charles**

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













