



THE
A-TEAM

**RE/MAX
FIRST**

15300 104 Street, Calgary T3S0A7

MLS® #: **A2195237**

Area: **Hotchkiss**

Listing Date: **02/18/25**

List Price: **\$2,240,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**
Lot Information
Lot Sz Ar: **543,926 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **4,676**
Low Sqft:
Ttl Sqft: **4,676**

DOM

3
Layout
Beds: **7 (1 6)**
Baths: **5.0 (4 2)**
Style: **Acreage with Residence,Bi-Level**

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat: **Back Yard,Front Yard,Lawn,Private,See Remarks**
Park Feat: **Quad or More Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **See Remarks**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Refrigerator,Stove(s)**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	21`3" x 25`4"
Kitchen	Main	15`7" x 14`9"
3pc Bathroom	Main	13`11" x 7`0"
2pc Bathroom	Upper	4`10" x 7`10"
Bedroom	Basement	14`0" x 10`11"

Room	Level	Dimensions
Breakfast Nook	Main	21`3" x 9`10"
Library	Main	14`10" x 9`9"
Family Room	Main	33`1" x 20`11"
5pc Ensuite bath	Basement	15`10" x 14`5"
Game Room	Basement	20`6" x 14`6"

Bedroom	Basement	11`6" x 12`1"	3pc Bathroom	Basement	16`0" x 5`1"
2pc Bathroom	Main	6`8" x 5`4"	Bedroom	Main	13`0" x 11`3"
Kitchen	Main	22`0" x 16`8"	Bonus Room	Main	32`0" x 42`2"
Bedroom - Primary	Basement	13`6" x 20`6"	Bedroom	Basement	13`0" x 12`10"
4pc Bathroom	Basement	8`1" x 11`0"	Bedroom	Basement	11`5" x 9`6"
Bedroom	Basement	23`0" x 10`11"	Laundry	Basement	8`3" x 6`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **S-FUD**
 Legal Desc: **0112973**

Remarks

Pub Rmks: **JUDICIAL SALE. The property is sold as is. Room sizes/info and measurements are based on the previous listing and are not guaranteed. A truly one-of-a-kind estate, this 7,900 sq. ft. home on 12.5 acres offers multi-generational living within Calgary city limits, combining urban convenience with a country lifestyle. The unique layout splits into two distinct living spaces, each with its own kitchen, living areas, bedrooms, bathrooms, and laundry facilities. Enjoy breathtaking mountain views from the expansive deck and second-floor balcony, along with a massive bonus room and oversized quad garage**

Inclusions: **Any and all appliances are as-in where-is at possession**
 Property Listed By: **Century 21 Masters**

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



