



THE
A-TEAM

**RE/MAX
FIRST**

4807 CLARET Street, Calgary T2L 1B9

MLS®#: **A2195317**

Area: **Charleswood**

Listing Date: **02/20/25**

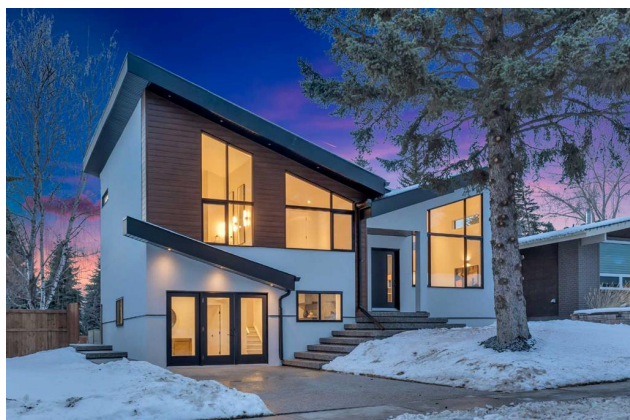
List Price: **\$1,488,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1962**

Lot Information

Lot Sz Ar: **6,598 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
Park Feat: **Heated Garage,Triple Garage Attached**

DOM

44
Layout
Beds: **4 (2 2)**
Baths: **3.5 (3 1)**
Style: **4 Level Split**

Parking

Ttl Park: **3**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Refrigerator,Washer**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`7" x 16`0"
Kitchen	Main	21`0" x 15`0"
Game Room	Lower	17`6" x 18`2"
Furnace/Utility Room	Basement	7`2" x 13`10"
Bedroom	Upper	9`10" x 12`2"
Bedroom	Basement	12`10" x 13`10"

Room	Level	Dimensions
Dining Room	Main	19`11" x 12`0"
Laundry	Main	5`6" x 9`9"
Den	Lower	11`6" x 12`3"
Bedroom - Primary	Upper	12`1" x 14`7"
Bedroom	Basement	13`1" x 11`8"
2pc Bathroom	Main	0`0" x 0`0"

5pc Ensuite bath
4pc Bathroom

Upper
Basement

0`0" x 0`0"
0`0" x 0`0"

4pc Bathroom

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

936JK

Remarks

Pub Rmks:

In a world of cookie-cutter mansions, this ONE-OF-A-KIND luxury home is re-defining trends! NEW HOME WARRANTY | UNIQUE ELEVATION creating expansive views | 3RD PARTY DESIGNER FINISHINGS SELECTION | TRIPLE CAR GARAGE finished w/gas heater | VAULTED CEILINGS on main and second floor | WALKOUT w/HUGE WEST-FACING BACKYARD | INCREDIBLE LOT LOCATION in a highly desirable community! Meticulously renovated from top to bottom, inside and out, no expense was spared in the modernization of this gorgeous, high-end home including the addition of a triple car garage! Beautiful curb appeal with all new exterior, a front drive and a separate entrance to the lower level. Modern and sophisticated, the grand vaulted main floor is open and bright with every luxury yet still comfortable and inviting. Oversized windows and a full-height focal fireplace in the living room add a relaxing atmosphere highlighted by wide plank hardwood floors and clear sightlines. Culinary adventures are inspired in the stunning chef's dream kitchen featuring stone countertops, herringbone backsplash, Kitchen-Aid stainless steel appliances, a gas cooktop, a bluetooth operated hood fan, a massive island and extended cabinetry on the parallel wall for storage and serving guests. Easily entertain in the adjacent dining room while oversized windows create an airy ambience. The mudroom has ample built-ins along with a convenient laundry area with a sink. Tucked away, the powder room provides privacy where needed. Upstairs, the primary bedroom is a true owners retreat complete with dramatic ceilings, oversized windows, a custom walk-in closet and a lavish ensuite boasting dual sinks, an oversized shower and a deep soaker tub. A second bedroom with soaring ceilings and another full bathroom are also on this level. Gather in the 3rd level walkout over movies and game nights, then refill drinks and snacks at the wet bar. A great den is also on this level for a versatile work, study or play space. 2 additional bedrooms and another stylish bathroom are found in the finished basement. The expansive rear deck encourages summer barbeques and time spent unwinding soaking up the sunny west exposure while kids and pets play in the large grassy yard. The new finished, heated triple car garage w/tall door is the cherry on top of this sensational property. Located on a quiet street close to several parks and within walking distance to Nose Hill Park, Brentwood Elementary School, St. Luke Elementary School and Sir Winston Churchill High School. The aquatic centre, Brentwood LRT station and numerous amenities, shops, services and restaurants at Brentwood Village are all within a 25 minute walk or 5 minute drive. Less than 10 minutes drive to U of C, the Children's Hospital and Foothills Hospital. This exceptional, completely rebuilt and exquisitely designed home is truly in an unbeatable location!

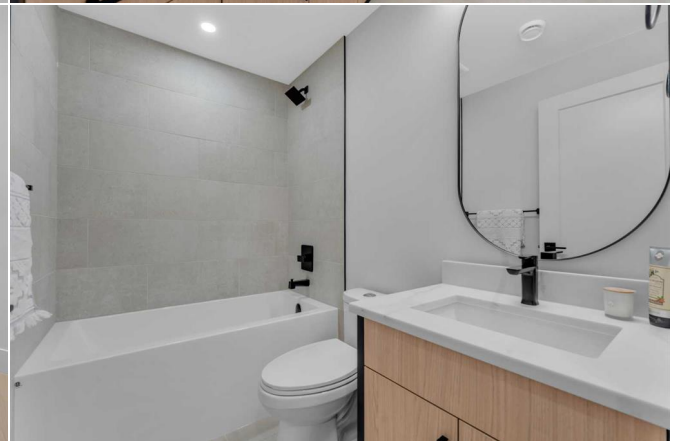
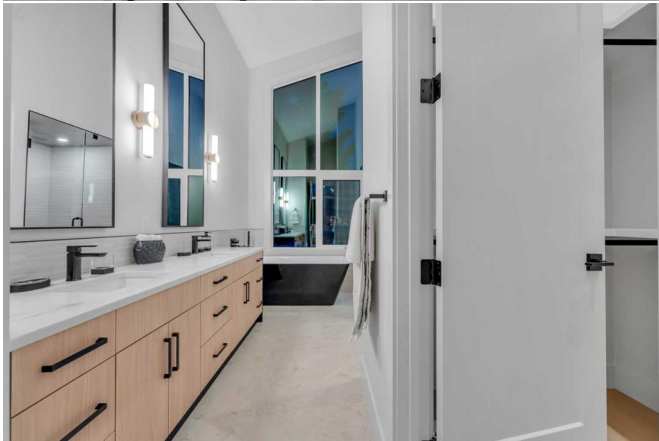
Gas heater in the garage
LPT Realty

Inclusions:
Property Listed By:

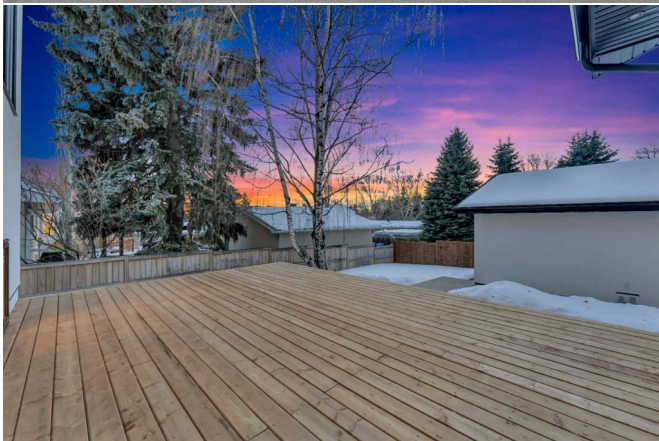
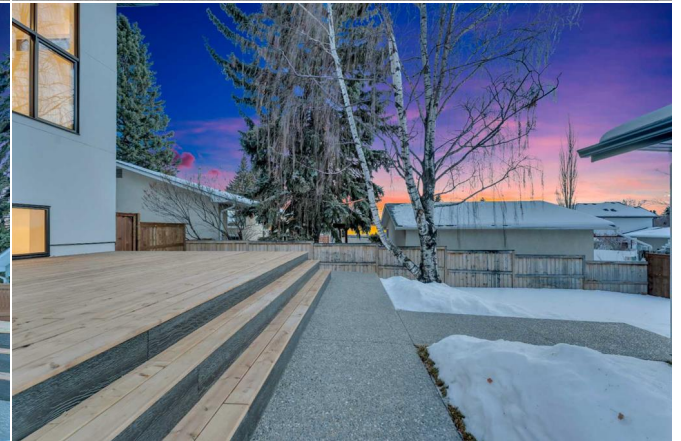
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













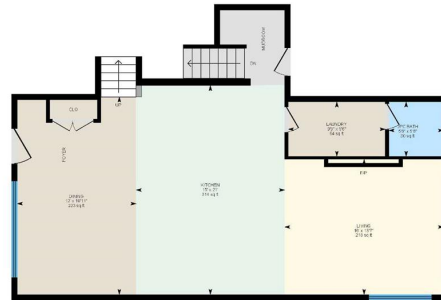
4807 Claret St NW, Calgary, AB

Lower Floor (Below Grade) Exterior Area 634.70 sq ft
 Interior Area 522.58 sq ft



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Main Floor Exterior Area 587.84 sq ft
 Interior Area 520.23 sq ft



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Upper Floor Exterior Area 638.40 sq ft
 Interior Area 578.20 sq ft

