



THE
A-TEAM

**RE/MAX
FIRST**

980 101 Street, Calgary T3H 3Z5

MLS® #: **A2195915**

Area: **West Springs**

Listing Date: **03/24/25**

List Price: **\$5,998,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Calgary

Year Built:

2012

Lot Information

Lot Sz Ar:

412,476 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

9,032

Low Sqft:

Ttl Sqft:

9,032

DOM

22

Layout

Beds:

6 (4 2)

Baths:

8.0 (7 2)

Style:

**2 Storey, Acreage
with Residence**

Parking

Ttl Park:

15

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space, Environmental Reserve, Rolling Slope, Sloped, Triangular Lot, Views
Parking Pad, Quad or More Attached**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **In Floor, Natural Gas, See Remarks**

Sewer:

Ext Feat: **Balcony, Barbecue, Dog Run, Fire Pit**

Construction:

Concrete, See Remarks, Stone

Flooring:

See Remarks, Tile

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Distiller, Water Softener, Window Coverings, Wine Refrigerator

Int Feat:

Bar, Bookcases, High Ceilings, Vaulted Ceiling(s)

Utilities:

Room Information

Room

2pc Bathroom

Bedroom

Family Room

Laundry

Mud Room

Level

Main

Main

Main

Main

Main

Dimensions

7`2" x 6`10"

11`4" x 29`8"

23`4" x 36`9"

13`1" x 10`0"

16`2" x 13`10"

Room

3pc Ensuite bath

Dining Room

Kitchen

Living Room

Office

Level

Main

Main

Main

Main

Main

Dimensions

8`0" x 11`0"

22`5" x 12`1"

24`3" x 27`5"

22`7" x 17`5"

16`2" x 15`11"

Spice Kitchen	Main	18`6" x 9`8"	5pc Ensuite bath	Second	13`9" x 18`11"
5pc Ensuite bath	Second	10`9" x 14`3"	5pc Ensuite bath	Second	10`9" x 15`0"
Bedroom	Second	20`8" x 13`6"	Bedroom	Second	16`2" x 15`1"
Bedroom - Primary	Second	25`1" x 18`5"	2pc Bathroom	Main	6`7" x 6`9"
3pc Bathroom	Lower	8`3" x 10`1"	4pc Bathroom	Lower	10`4" x 6`5"
Other	Lower	23`7" x 7`3"	Bedroom	Lower	11`7" x 17`11"
Bedroom	Lower	10`4" x 13`5"	Game Room	Lower	19`11" x 17`6"
4pc Ensuite bath	Lower	7`11" x 9`10"	Exercise Room	Lower	14`11" x 39`5"
Other	Lower	23`10" x 46`2"	Game Room	Lower	23`8" x 55`1"
Media Room	Lower	19`11" x 30`1"	Wine Cellar	Lower	13`4" x 5`11"
Exercise Room	Lower	10`4" x 13`11"	Furnace/Utility Room	Lower	22`5" x 28`2"
Legal/Tax/Financial					

Title: Zoning:
Fee Simple **DC (pre 1P2007)**
Legal Desc: **8810857**

Remarks

Pub Rmks: **Opulent Elegance, This majestic Contemporary Country Castle sits atop the west facing ridge on nearly 10 Acres of prestigious land with expansive grounds for future development and exclusivity. This magnificent custom concrete estate home exceeds all expectations with over 15,800 sq. ft. of luxuriously appointed living quarters including 6 Bedrooms, 9 Bathrooms, 5-Car Garage, complete with indoor pool theatre gym & spa. Designed for grand-scale entertaining and modern living. Exquisitely finished with finest of materials with utmost details. Amenities include: Grand Parlour with floor to ceiling windows, Gourmet Kitchen, 2 wet Bars & Games Room, Scotch/Wine-Tasting Room with 1600 bottle wine storage, Complete custom gym, Swimming pool with hot tub, Sauna & Yoga Studio with Spa facilities to finish off the workout. A world-class residence in Canada, this architectural masterpiece is an unprecedented opportunity to own one of the most exquisite properties...must see to appreciate! There is an opportunity to subdivide out a couple lots for family or friends as well with approval from the MD and or City of Calgary**

Inclusions: **none**
Property Listed By: **Century 21 Bamber Realty LTD.**

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













