



THE
A-TEAM

**RE/MAX
FIRST**

1118 73 Street, Calgary T3H 3A9

MLS®#: **A2198313**

Area: **West Springs**

Listing Date: **03/06/25**

List Price: **\$1,100,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Finished Floor Area

Abv Sqft: **2,331**

Low Sqft:

Ttl Sqft: **2,331**

Lot Information

Lot Sz Ar: **3,821 sqft**

Lot Shape:

DOM

4

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Lawn,Level,Private**
Park Feat: **Double Garage Attached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Cement Fiber Board,Stone,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Breakfast Bar,Double Vanity,High Ceilings,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title:

Fee Simple

Legal Desc:

1810615

Zoning:

R-G

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY, MARCH 9. 2-4PM. JUST LISTED in WEST SPRINGS! ORIGINAL OWNERS in this fully finished 2 storey built in 2019. Walking distance to many**

great schools & amenities! EXECUTIVE FINISHINGS throughout including HIGH 9' CEILINGS, wide open floor plan, LOADS OF WHITE CEILING HEIGHT KITCHEN CABINETS, quartz countertops, walk through BUTLER PANTRY, massive island, BUILT-IN OVEN & MICROWAVE, GAS STOVETOP, ENGINEERED HARDWOOD FLOORING, gas fireplace, and huge mudroom! Glass railing leads to the upper level with VAULTED CEILING BONUS ROOM, 3 large bedrooms including the king sized primary, beautiful 5 PCE ensuite with tiled shower, walk-in closets, guest bathroom, laundry area. The lower level is beautifully finished with HIGH 9' CEILINGS, large recreation room, 4th bedroom, 4 PCE bathroom, and large mechanical room for plenty of storage. The DOUBLE ATTACHED GARAGE is large enough to fit 2 SUVs! So many extras in this home - CENTRAL AIR CONDITIONING, TRIPLE PANE WINDOWS, knockdown ceilings, pot lights, maintenance free deck, amazing backyard, the list goes on and on! \$1,100,000. This property is priced to sell and will not last long!

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Mountain View)

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











