



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3607 UTAH Drive, Calgary T2N 4A6**

MLS®#: **A2198503**      Area: **University Heights**      Listing Date: **03/06/25**      List Price: **\$1,395,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1967**  
Lot Information  
 Lot Sz Ar: **7,190 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,596**  
 Low Sqft:  
 Ttl Sqft: **2,596**

DOM  
**4**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Fruit Trees/Shrub(s),Landscaped,Lawn,Private,Street Lighting,Underground Sprinklers**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Stucco**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Linoleum,Parquet,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance,Private Yard,Rain Gutters,Storage**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Crown Molding,Granite Counters,High Ceilings,Pantry,Recessed Lighting,Skylight(s),Smart Home,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Connected,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title:      Zoning:  
**Fee Simple**      **R-CG**  
 Legal Desc: **4422JK**

Remarks

Pub Rmks:

**WELCOME to this 2-Storey HOME, offering 3541.75 Sq Ft of Developed space, on a MASSIVE 7190 Sq Ft lot in the Community of UNIVERSITY HEIGHTS! It features 4 bedrooms, 2 ½ bathrooms, + an Attached Double Garage. We start w/covered front porch, to enjoy rain or shine or to welcome neighbors for a friendly chat. Inside, the foyer offers a closet, + a 2 pc bath. On the left, the Parlour Room is an ideal space for entertaining guests. A Breakfast Nook provides a COZY corner to share intimate moments w/loved ones. The Kitchen features Beautiful Oak Cabinetry, a tiled Backsplash, Stunning GRANITE countertops, a Built-In Pantry, + NEWER Appliances, incl/Miele Dishwasher. The Dining Room is perfect for FAMILY gatherings, where laughter fills the air, + memories are made around the table. A sliding door leads to a deck, making it easy to step outside to fire up the gas BBQ for meals. The Living Room has a Gorgeous Gas Fireplace, creating Ambiance for chilly evenings whether you curl up with a blanket, read a book, or enjoy a conversation w/Family or Friends. The Family Room features an impressive 11' Vaulted ceiling w/wood rafters, adding CHARACTER, + CHARM to this space. The room also boasts floor-to-ceiling Built-in wood bookshelves/cupboards, enhancing its EXPANSIVE, + Open feel. Doors open directly to the Large deck, this room seamlessly blends indoor/outdoor living, creating an ideal space for RELAXATION. The Upper floor has a 4 pc bath, + the 2nd, 3rd, and 4th bedrooms, for family or guests. The SPACIOUS Primary Bedroom serves as a perfect RETREAT for rest. A walk-in closet that has Built-in shelving for all your storage needs. It also boasts a 4 pc EN-SUITE to unwind at the end of the day. The full basement offers a fantastic Recreation Room, perfect for Movie or Game nights, + a wet bar area, ideal for serving drinks or snacks. Additionally, a storage room, laundry room w/sink, a workshop area, + a utility room, provide ample storage, + functional spaces. The HUGE SW-facing professionally landscaped backyard offers stunning views of the surrounding green space, w/pathway leading to the right, where you can catch glimpses of the river, + city views! The large deck is perfect for lounging on a sunny day, enjoying a starry night, or an ideal spot for outdoor dining. In addition, another deck is available, for more space to relax, + there's a shed for extra storage. Amenities incl/Market Mall, North Hill Centre Mall, Northland Village Mall, McMahon Stadium, Foothills Medical Centre, + the U of C campus. Easy access to downtown via Crowchild Trail, Bus Routes, CTrain, + the Trans Canada Highway for trips out of town. Don't miss out—BOOK your showing TODAY! There are 20 Virtual Staging Photos in this listing.**

Inclusions: **All Shelving, Blinds, 1 Ceiling Fan, Dining Room Rug, Draperies, Garage Door Opener with 2 Remote Controls, Gas BBQ, Lamp in Den, Living Room Rugs, Outdoor Patio Furniture, Quilt Rack (upstairs), Refrigerator X 2, Shed, Shelving in Cold Room.**

Property Listed By: **RE/MAX House of Real Estate**

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









