



THE
A-TEAM

**RE/MAX
FIRST**

4804 5 Avenue, Calgary T3C0C6

MLS®#: **A2199461** Area: **Wildwood** Listing Date: **03/06/25** List Price: **\$1,899,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **6,006 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,813**
 Low Sqft:
 Ttl Sqft: **2,813**

DOM

4
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,No Neighbours Behind**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting**

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

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Washer**
 Int Feat: **Bar,Built-in Features,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	31`2" x 19`8"
4pc Ensuite bath	Second	26`10" x 16`8"
Bedroom	Second	47`0" x 34`9"
Bedroom - Primary	Second	64`0" x 42`8"
3pc Bathroom	Basement	29`6" x 16`5"
Exercise Room	Basement	41`7" x 35`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	44`3" x 39`11"
4pc Ensuite bath	Second	27`1" x 17`3"
Bedroom	Second	47`0" x 34`9"
5pc Ensuite bath	Second	40`9" x 34`2"
Bedroom	Basement	41`0" x 35`6"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

1164HJ

Remarks

Pub Rmks: **Welcome to your Dream Home! This Stunning, Spacious Brand new Custom Home boasts over 4,130 square feet of beautifully developed living space on an ideal 60-foot-wide lot, backing directly onto Wildwood's largest park with a playground. With an Attached Triple Car Garage, this home perfectly blends style, comfort, and functionality. Located in the desirable Wildwood community, the modern Open floor plan is ideal for entertaining and family gatherings. The Main Floor features a dedicated Office space, perfect for working from home. The Gourmet Kitchen is a chef's dream, equipped with top-of-the-line appliances, including a Monogram 48-inch gas range, Jenn Air built-in fridge and freezer, and a Large Island for meal prep and casual dining. The cozy living room is perfect for unwinding by the fireplace after a long day. An expansive walk-through pantry adds convenience with a coffee station, Extra Fridge and Freezer, and leads to the Attached Triple car garage, spacious backyard and sizeable private deck are perfect for outdoor gatherings. This custom home includes Four bedrooms, Three of which are on the Upper floor, each with their Own Ensuite. The Upper Floor features a Primary suite that is a true retreat with vaulted ceilings, built-in storage, window seating for reading, and a luxurious ensuite with a spa-like soaking tub, dual vanities, a steam shower, and a spacious walk-in closet adorned with a gorgeous wallpapered ceiling. An archway leads to a separate wing that includes two additional bedrooms, each with walk-in closets and individual ensuites. The common area in this wing features built-in desks, perfect for study or homework. The large laundry room provides ample space for all your needs. The lower level offers even more, with an additional bedroom, a bathroom with heated floors, an enclosed glass-wall gym, a bar area, a wine room, and plenty of storage. The home is equipped with two high-efficiency furnaces and a tankless water heater for added comfort. Wildwood is an exceptional community with excellent schools and easy access to downtown, Edworthy Park, dog parks, bike paths, and multiple playgrounds. Don't miss this opportunity to make this stunning custom house your new home. Call to book your private showing today!**

Inclusions: **N/A**
 Property Listed By: **eXp Realty**

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









