



THE
A-TEAM

**RE/MAX
FIRST**

388 HENDON Drive, Calgary T2K 1Z7

MLS®#: **A2200266**

Area: **Highwood**

Listing Date: **03/07/25**

List Price: **\$1,049,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **5,945 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,833**
Low Sqft:
Ttl Sqft: **1,833**

DOM

2

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Lawn**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Vaulted Ceiling(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: **2311958**

Zoning: **R-C2**

Remarks

Pub Rmks: **Now available in HIGHWOOD! NEWLY BUILT DETACHED INFILL ON A CORNER LOT w/ SOUTH EXPOSURE, an incredible LEGAL 2-BED BASEMENT SUITE (subject to**

permits & approval by the city), & **UPGRADED PRIMARY SUITE w/ PRIVATE BALCONCY!** Highwood offers your family a mature, quiet community w/ lots of parks, green spaces, & outdoor recreation options. Nestled between Nose Hill Park & Confederation Park means summer & winter activities are endless, while still being able to enjoy quick & easy access to shopping & amenities along 4th or 14th St! You're w/in walking distance to Highwood School, Foundations for the Future Charter School, & Colonel Irvine School, w/ quick access to Deerfoot Trail off McKnight Blvd for travelling around the city. Back at home, this thoughtful floor plan cannot be beat. It starts w/ a large front foyer that offers a grand welcome w/ built-in closets & views into the front dining room & the open kitchen, featuring engineered oak hardwood floors & a 10-ft painted ceiling. The dining room is both spacious & bright, w/ two walls of windows pouring light into the space. Ceiling-height cabinetry lines the walls of the spectacular kitchen w/ tons of upper & lower cabinetry, plus a dedicated walk-through pantry for all the storage you could need. Quartz counters sit alongside a full-height tile backsplash, & a long island sits in the centre w/ bar seating & lots of counter space. The space is complete w/ a SS appliance package w/ a French door refrigerator, a gas cooktop, a built-in wall oven/microwave, & dishwasher. A large rear living room overlooks the backyard & centres on an inset gas fireplace w/ full-height tile surround, perfect for family time. The main floor is rounded out w/ a tiled rear mudroom w/ a bench & a closet, & a 2-pc powder room w/ modern vanity. Upstairs, there are two secondary bedrooms w/ large windows & built-in closets, a main 4-pc bath w/ large vanity & tub/shower combo w/ tile surround, & a full laundry room w/ sink & tile floors. The grande primary suite will take your breath away, starting w/ a high vaulted ceiling and large windows overlooking the private balcony, perfect for evening drinks or morning coffee. The vaulted ceiling continues into the luxurious ensuite with freestanding soaker tub, a modern dual vanity, walk-in shower w/ full tile surround, & a walk-in closet. The **LEGAL 2-BED SUITE** (subject to final approval by the city) is just as modern as the rest of the home! A secure, private entrance leads you into the suite, which features luxury vinyl plank flooring, 9-ft ceilings, separate laundry, two large bedrooms w/ closets, & a 4-pc bath w/ large vanity. The living room is long & spacious, w/ direct access to the kitchen/dining area, complete w/ lots of upper & lower cabinetry, quartz countertops, & an electric range w/ microwave. Use this space to suit your family - it would make a great live-in nanny suite, mother-in-law suite, or mortgage helper! Come see how your family can settle into this beautiful home today!

Inclusions:

N/A

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













