

\$2,189,000 - 417 9a Street Ne, Calgary

MLS® #A2114469

\$2,189,000

4 Bedroom, 5.00 Bathroom, 2,834 sqft

Residential on 0.11 Acres

Bridgeland/Riverside, Calgary, Alberta

Step into luxury living with this meticulously crafted masterpiece by renowned Trickle Creek Custom Homes. Situated on a mature tree-lined street in the coveted community of Bridgeland, this brand-new home offers over 4,000 square feet of impeccably designed space. Perfectly positioned across from a park. Upon entering, be greeted by the timeless elegance of white oak hardwood floors, guiding you through a space built for entertainment and relaxation. The soaring vaulted ceilings in the living area, complemented by a stunning fireplace surrounded by white brick and built-in cabinetry, are sure to impress. Adjoining the living area is the gourmet kitchen, featuring top-of-the-line Miele and Wolf appliances, including a paneled fridge and dishwasher, wall ovens, a built-in coffee machine, and two sinks. Ample cabinetry, complete with built-in garbage and recycling bins, ensures both style and functionality. Host unforgettable family gatherings at the built-in table in the eating area. The mud room is conveniently located to provide access directly outside and to the front entry through a hidden door in the panel wall! The slatted walls surrounding the staircase allow the natural light to fill the space as you head upstairs. The primary bedroom is a true retreat, offering an ensuite oasis with double sinks, a makeup station, a luxurious soaker tub, a full tile shower, and a spacious walk-in closet. Each of the additional bedrooms boasts full ensuites and walk-in closets, providing



comfort and convenience. No expense was spared in the laundry room, pull out the drawers to discover the built-in laundry baskets! Venture downstairs to discover a haven for recreation and relaxation, featuring a glass-enclosed gym/workout area, a sizable rumpus room ideal for movie nights, a fourth bedroom, and another full washroom. The fully developed space includes a thoughtfully finished area underneath the stairs, perfect for the kids to play or for additional storage. With one of the largest lots in the community, this west-facing backyard offers ample space to create your private outdoor sanctuary while accommodating a triple-car garage. Don't miss the opportunity to make this exquisite home yours—schedule a private tour with your favorite realtor today. You'll be glad you did!

Built in 2024

Essential Information

MLS® #	A2114469
Price	\$2,189,000
Sold Price	\$2,039,500
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,834
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	417 9a Street Ne
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Subdivision Bridgeland/Riverside
City Calgary
County Calgary
Province Alberta
Postal Code T2E 4L1

Amenities

Parking Spaces 3
Parking Alley Access, Garage Door C

Interior

Interior Features Bar, Built-in Features, Char
High Ceilings, Kitchen Islan
Pantry, Storage, Vaulted Ceil
Appliances Built-In Refrigerator, Central
Cooktop, Microwave, Oven-B
Heating Central, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features BBQ gas line
Lot Description Back Lane, Back Yard, Rectangular Lot, See Remarks
Roof Asphalt Shingle
Construction Cement Fiber Board, Concrete, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 15th, 2024
Date Sold May 4th, 2024
Days on Market 50
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office CIR Realty



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