

\$919,995 - 3415 Morley Trail Nw, Calgary

MLS® #A2131119

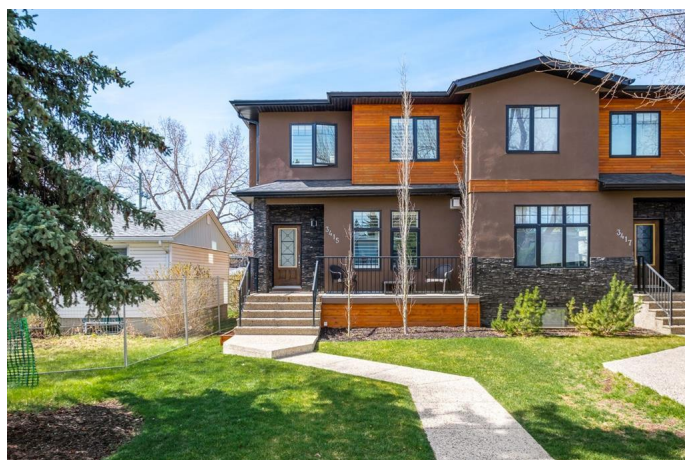
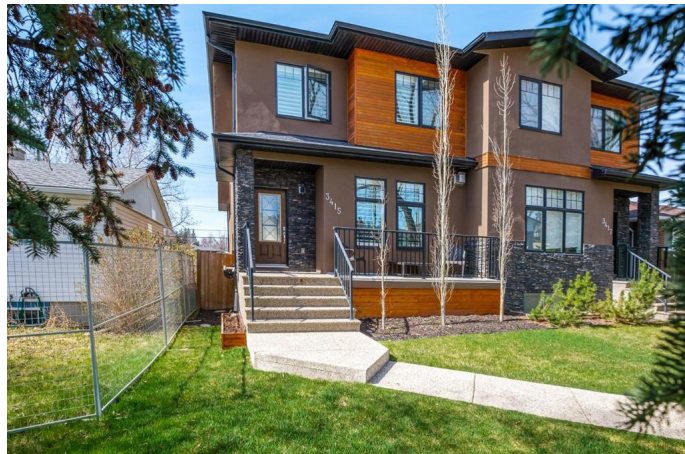
\$919,995

3 Bedroom, 4.00 Bathroom, 1,857 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

Welcome to your dream home in the heart of Banff Trail! This exquisite property offers the epitome of luxurious living with its remarkable features. Nestled in a prime spot, this home boasts an amazing location that's just minutes away from downtown, ensuring you have easy access to all the vibrant amenities the city has to offer. Plus, its unique position backing south onto a large park. Step inside and be greeted by a beautifully finished walkout basement, complete with in-floor heating for ultimate comfort and versatility. Park your vehicles with ease in the double garage, equipped with ample space for storage. Enjoy the convenience and efficiency of tankless hot water, ensuring you never run out of hot water during those long showers or relaxing baths. Built-in speakers throughout the south-facing rear yard set the perfect ambiance for outdoor entertaining or peaceful relaxation. Cozy up by the gas fireplace on chilly evenings, creating a warm and inviting atmosphere in the living space. The kitchen is a chef's delight, featuring full-height upgraded shaker cabinets, quartz countertops, and a garburator for easy cleanup. With 9-foot ceilings throughout the main, the home feels spacious and airy, accentuating its modern design. Step outside onto the large south deck, complete with a BBQ gas line, perfect for hosting summer gatherings or enjoying a fresco dining surrounded by the natural beauty of the stone and cedar exterior. Don't miss out on the opportunity to make this stunning property



your own and experience the epitome of luxury living in Banff Trail. Schedule your viewing today and prepare to be captivated by everything this home has to offer!

Built in 2013

Essential Information

MLS® #	A2131119
Price	\$919,995
Sold Price	\$895,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,857
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3415 Morley Trail Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4H3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Bookcases, High Ceilings
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator,

	Tankless Water Heater, Washer, Window Coverings, Wine Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Lane, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 18th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	The Real Estate District
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