

\$1,249,000 - 49 Hounslow Drive Nw, Calgary

MLS® #A2135029

\$1,249,000

4 Bedroom, 4.00 Bathroom, 2,388 sqft

Residential on 0.08 Acres

Highwood, Calgary, Alberta

Incredible Location for this Brand New Just Completed Executive Family Home, located right across from a Park with a Playground giving you a Fabulous Open Front View! Please take a drive and view What a Great Neighbourhood this is!! Pride of Ownership throughout this area with large lots & Mature Tree Growth. Full Landscaping including fencing will be completed very soon, with a Bonus Front 8'x15' Cement Patio to Enjoy those Summer Days and Park Views!! Compare pricing around Calgary where similar product is selling for close to \$2mil and you will quickly fall in love with everything here being offered! Even some Downtown Views from the Upper Bonus Room! This Home is not a skinny infill, as it's built on a Wider 32' Lot providing you with almost 3300 Sq. Ft. Developed and has a Spacious 24' Wide Layout and 10' Ceiling Height on the Main Level, adding to the Open feel. The Main Level has a front Flex/Dining Area, Wide Open Gourmet Kitchen with a Long Island and Under Lit Cabinets. Built In Stainless Steel Appliances including an Electrolux Gas Cook Top, Built In Oven and Microwave, Canopy Hood Fan, Plus a 66" Kitchen Aid Fridge and Freezer! Opposite the Kitchen is a Built In Counter with Bar Fridge. And Enjoy an Actual Spacious Living Room with Sliding Doors to the Large Back Patio, Ideal for Summers and BBQ! The Upper level Has a large back Primary Bedroom with a Spa Ensuite having a Soaker Tub, Tile Shower and Dual Vanity Sinks, and extra long Walk In



Closet. Two more bedrooms and a front Vaulted Rare Inner City Bonus Room overlooking the park and playground with a Balcony off to the Side! Also a Bright Laundry Room with Storage and Counter Space. The Lower Level with 9' Ceiling Height has ample space giving you a big bedroom, flex/gym, large stand up shower in the full bathroom, Built In Desk with Built In Shelving, Open Family Room and Fabulous Wet Bar and Beverage Fridge. The Executive Finishings include Wide Plank Engineered Hardwood on the Main Level, Upper Staircase, and Front Upper Bonus Room and Hallway. Designer Quartz Countertops throughout, Glass Railing, and Stucco with Hardie Board Exterior! This home will also come to you fully landscaped and fenced, to be completed as weather permits. Centrally located, quick access to Deerfoot Trail, Downtown, Schools, and numerous amenities. Nearly 2400 Square Feet Above Grade and 902 Square Feet Developed Down for 3290 Total Square Feet of Living Space! And there is a Detached Double Garage with back lane access. Ideal for a live in Nanny or live in Parents who can take your kids to the park right across the street! Some rooms have been Virtually Staged for your enjoyment! A/C is Roughed In.

Built in 2024

Essential Information

MLS® #	A2135029
Price	\$1,249,000
Sold Price	\$1,222,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,388
Acres	0.08

Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	49 Hounslow Drive Nw
Subdivision	Highwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2E3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Beamed Ceilings, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Playground
Lot Description	Back Lane, Front Yard, Lawn, Street Lighting, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	July 4th, 2024
Days on Market	41
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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