

\$3,300,000 - 130 226 Avenue S, Calgary

MLS® #A2143111

\$3,300,000

4 Bedroom, 4.00 Bathroom, 2,358 sqft

Residential on 11.70 Acres

NONE, Calgary, Alberta

ATTENTION INVESTORS/DEVELOPERS!
THIS IS A RARE FIND! Executive home on 11.7 acres within Calgary City Limits, nestled in private beautiful treed setting. This is an opportunity to own a holding property for future development, presently in process of new area structure plan with City of Calgary.

Custom-built bungalow with 4,438 sq. ft. of developed area. Raised basement provides large windows on the lower level. Exceptional quality with functional floor plan and upgrades throughout. High ceilings, beautiful hardwood, travertine flooring, dream kitchen, 2 grand fireplaces, central A/C and so much more.

Total of 5 bedrooms (one upper can be used as den or bedroom), 3 1/2 baths. Massive kitchen features imported travertine flooring, tons of custom cabinets and counter space, Wolf appliances. and huge walk-in pantry. Main floor laundry/mud room with walk-in closet. Stunning living room with stunning woodburning fireplace and built-in shelving, formal dining room with garden doors to covered screened deck. Massive master bedroom features exquisite ensuite and huge custom walk-closet. Main floor den (or bedroom) is bright and spacious.

Professionally developed basement with huge family games room, large windows, 3 additional bedrooms (one with ensuite), bathroom, and storage room. Oversize triple attached garage (in-floor heat), paved circle drive, hard pack driveway. Additional shop/barn with in-floor heat. Natural pond,



parklike setting. Drilled well, septic tank and field. Must view to appreciate.

Built in 2005

Essential Information

MLS® #	A2143111
Price	\$3,300,000
Sold Price	\$3,100,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,358
Acres	11.70
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	130 226 Avenue S
Subdivision	NONE
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1K4

Amenities

Parking Spaces	8
Parking	Double Garage Detached, Triple Garage Attached

Interior

Interior Features	Bookcases, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, See Remarks, Sump Pump(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Washer, Water Softener, Window Coverings

Heating	Boiler, In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, Garden, Greenbelt, Landscaped, Seasonal Water, Many Trees, Native Plants, Pasture, Paved, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 16th, 2024
Days on Market	26
Zoning	S-FUD
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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