

# \$1,325,000 - 17200 Centre Street Ne, Calgary

MLS® #A2196521

**\$1,325,000**

6 Bedroom, 3.00 Bathroom, 3,116 sqft

Residential on 2.00 Acres

NONE, Calgary, Alberta

2 ACRES INSIDE CITY LIMITS! This 3100sqft, solid built brick home includes 6 bedrooms and a triple garage! This property is currently perfect for large family wanting to live on an acreage without sacrificing any amenities the city provides but can also provide incredible holding or redevelopment potential (with City approval). This home is ideally located just 7 minutes to Cross Iron Mills Mall and Costco and under 25 minutes from downtown Calgary.

A charming 100% brick exterior welcomes you home. An extra wide paved driveway provides a ton of parking for guests, RVs, and even space for basketball practice while your own vehicles stay out of the elements in the oversized garage. Over 3,110 sq. ft. inside this custom-built home is the perfect sanctuary for any family with tons of upgrades, including brand new roof, boiler, and hot water tank, a plethora of space, and a peaceful landscape. A quaint sunroom lets you enjoy the outdoors in almost any season. The front living room is a great space for entertaining or unwinding while the oversized window frames the lush greenery. Beautifully updated, the kitchen is the hub of the home featuring granite countertops, ash cupboards, recessed lighting, a massive breakfast bar island, an eating nook, and stainless steel appliances. Adjacent the dining room is a casually elegant entertaining space complete with crown molding and a terrific built-in hutch for extra storage. Put your feet up in front of the classic wood-burning fireplace in the



enchanted living room with a charming chalet feel thanks to the cedar ceiling, ash paneling, and marble feature wall. Poured concrete subfloor covered in tiles ensures your feet stay warm when hanging out in this room. The foyer perfectly balances function and style with a multipurpose closet to store away the seasonal clutter and a convenient main floor bedroom and 3-piece bathroom. 5 additional spacious bedrooms are located on the upper level. French doors open to reveal the primary bedroom, this huge space will have you feeling spoiled daily boasting an expansive balcony for peaceful morning coffees soaking up those views, large his and her closets, and a private ensuite. Also on this level is a 4-piece family bathroom, bonus room, and an amazing jacuzzi room with a cedar ceiling prompting rejuvenating dips or long evening soaks with a good book and a glass of wine. This stunning property has several outdoor spaces to enjoy the views, soak up the sun, or host casual barbeques, there is even a unique barbeque shed with a wood-burning fireplace for summer parties without the worry of rain spoiling the fun. Simply put, this unrivaled property saddled by a picturesque landscape and breathtaking views is the perfect home for anyone looking for a little more space, holding potential, redevelopment potential, and privacy, but wanting to still be in the city!

Built in 1981

### **Essential Information**

MLS® #	A2196521
Price	\$1,325,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	3,116
Acres	2.00

Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

### Community Information

Address	17200 Centre Street Ne
Subdivision	NONE
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0S4

### Amenities

Parking Spaces	10
Parking	Parking Pad, Driveway, Gated, Garage Door Opener, Garage Faces Front, Guest, Insulated, Oversized, Paved, RV Access/Parking, Triple Garage Detached
# of Garages	4

### Interior

Interior Features	Ceiling Fan(s), Bookcases, Built-in Features, Chandelier, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Electric Stove, Garage Control(s), Range Hood, Water Softener
Heating	Baseboard, Boiler, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Circulating, Family Room, Glass Doors, Marble, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Fire Pit, Private Yard, Courtyard, Garden, Outdoor Grill, Private Entrance, Storage
Lot Description	Back Yard, Landscaped, Lawn, Fruit Trees/Shrub(s), Few Trees,

	Garden, Level, Square Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	83
Zoning	S-FUD

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.