



\$ 2,280,000.00

## 4031 COMANCHE ROAD NW CALGARY

<https://paulbrinton.com>

Rarely does a home with this level of luxury come available in desirable Foothills Estates. From the sleek modern exterior lines to the attention to every detail this home has it all! You will be wowed when you enter with the amount of warmth and brightness throughout this gorgeous home...

- 5 beds
- 6 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1153190

**Type:** Detached

**Bedrooms:** 5

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-24 14:20:15

**Bathrooms:** 6

**Bedrooms Above Grade:** 3

**Date added:** 10/10/21

**Two Piece Bath:** 1

**Lot size:** 7449 sq ft

**Year built:** 2018

**Parking:** 220 Volt Wiring, Double Garage Attached, Heated Garage, In Garage Electric Vehicle Charging Station(s), Other, Private Electric Vehicle Charging Station(s), Quad or More Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 3

**Fireplace Features:** Double Sided, Gas, See Through, Wood Burning

**Exterior Features:** Private Yard

**District:** CAL Zone NW

**Inclusions:** see feature sheet

**Total Parking:** 4

**Flooring:** Concrete, Hardwood, Marble

**Community Features:** Park, Schools Nearby, Playground, Shopping Nearby

**Fencing:** Partial

**Cooling:** Rough-In

**Interior Features:** Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Smart Home, Walk-In Closet(s), Wired for Data, Wired for Sound



**Lot Features:** Low Maintenance  
Landscape, Landscaped, Private, Rectangular  
Lot

**Heating Type:** Boiler, High Efficiency, In  
Floor, Fireplace(s), Natural Gas

**Roof Type:** Flat Torch Membrane

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 10

**Suite:** No

**Frontage Metres:** 18.59M 61`0"

**Living Area SF:** 4383.00

**Structure Type:** House

**Restrictions:** Encroachment, Utility Right Of  
Way

**Levels:** Two

**Zoning:** R-C1

**List Price Square Foot:** \$ 520.19

**Photo Count:** 50

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Bar Fridge, Built-In Freezer, Built-  
In Gas Range, Built-In  
Refrigerator, Dishwasher, Double  
Oven, Dryer, Garage Control(s), See  
Remarks, Warming Drawer, Washer

**Subdivision Name:** Collingwood

**Lot Size Acres:** 0.17

