



\$ 3,999,990.00

4324 ANNE AVENUE SW CALGARY

<https://paulbrinton.com>

Located on regal Anne Ave in the heart of prestigious Britannia, this custom traditional home with over 6,200 square feet of living area is a must see. Completed in early 2018, this no-costs-spared home includes walnut or mahogany built-ins in many rooms and quarter sawn white oak flooring throughout. The...

- 4 beds
- 5 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1143078

Type: Detached

Bedrooms: 4

Baths Half: 2

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-10-12 20:59:10

Bathrooms: 5

Bedrooms Above Grade: 3

Date added: 09/10/21

Two Piece Bath: 2

Lot size: 6717 sq ft

Year built: 2018

Parking: Additional Parking, Double Garage Attached, Driveway

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Fireplace Features: Gas, Living Room, Outside, Stone, Wood Burning

Exterior Features: Garden, Private Yard

District: CAL Zone CC

Total Parking: 4

Flooring: Carpet, Hardwood, Other, Tile

Community Features: Golf, Park, Schools Nearby, Playground, Pool, Sidewalks, Street Lights, Shopping Nearby

Fencing: Fenced

Cooling: Central Air



Inclusions: Combination gas/electric cooktop, 2 refrigerators, 2 washers, 1 wine fridge, golf simulator downstairs, media room projector, sprinkler system, snowmelt, alarm with 9 cameras, Elan automation system, A Second Wall Oven

Lot Features: Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Garden, Landscaped, Many Trees, Street Lighting, Underground Sprinklers, Rectangular Lot

Heating Type: Forced Air

Interior Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Sink, Upper Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 8

Suite: No

Frontage Metres: 18.08M 59`4"

Living Area SF: 4443.00

Structure Type: House

Restrictions: None Known

Levels: Two

Zoning: R-C1

List Price Square Foot: \$ 934.05

Photo Count: 50

Construction Materials:

Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Appliances: Built-In

Oven, Dishwasher, Dryer, Garage Control(s), Range Hood, Window Coverings, Wine Refrigerator

Subdivision Name: Britannia

Lot Size Acres: 0.15

