



**2224 Halifax Crescent NW  
Calgary, Alberta**

**MLS # A2136377**



**\$1,250,000**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,359 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	In Floor, Electric, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas, Water	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Tired of the typical narrow, "shoebox" infills? Look no further. With an anticipated completion of Fall 2024, This beautifully appointed 3,273 sqft of developed space BRAND NEW DETACHED home is built on 28 foot frontage lot in Banff Trail, allowing the home to have that extra critical width that provides more space to move, furnish, and bring in natural light, and NO CARPETS THROUGHOUT. The Main floor has CEILINGS, wide front entrance, an enormous dining area to fit a harvest table, luxurious kitchen with a 14' long island with a magnificent quartz countertop and cabinet doors on both sides (plenty of storage space for all your small kitchen appliances), a living room with an opulent 60" GAS FIREPLACE with, built-ins and double sliding patio doors that opens to a maintenance-free party deck. The mud room has sitting bench and hangers, and will face a conveniently located powder room. The highlight of the top floor is the Massive Primary bedroom with a spacious walk-in closet and a spa-like ensuite which will have a tiled shower, double vanity, and a free-standing tub. A wide hallway will separate the primary and both children's bedrooms and the bonus room area. There is also a top floor laundry room with a sink, wide hallway with bonus area space for a sitting area or office. What really makes this home a RARITY is the 2 Bed/ 2 Bath LEGAL BASEMENT SUITE. 200 AMP SERVICE TO HOUSE ensures there is enough power for house and basement suite. The BASEMENT HAS A SEPARATE SIDE ENTRANCE, with sound reduction features in the ceiling, hookups for a private laundry, kitchen and living room (with a gas fireplace), ITS OWN FURNACE, roughed-in in-floor heating. Other features include GFCI outlets behind every toilet, 200 AMP service in home, HEATED GARAGE WITH 200 AMP SERVICE IN

GARAGE with an EV CHARGING RECEPTACLE. The home is situated on a lovely street full of manicured lawns, infills, and renovated original homes and just a SHORT WALK TO BANFF TRAIL and LIONS PARK C-TRAIN STATIONS, UNIVERSITY OF CALGARY, and community K-12 schools. Photos are from a recently finished project.