



# 1028 70 Avenue Calgary Alberta

\$1,075,000

OPEN HOUSE Cancelled. This is your opportunity to move into the sought after neighborhood of Kelvin Grove. Approximately 2800SqFt on two levels and 1100SqFt down for almost 3900SqFt of living space for your growing family to enjoy for years. 5 bedrooms upstairs and 3.5 bathrooms. The main floor embraces you with plank flooring, generous rooms, a cozy log burning fireplace and a beautifully designed large kitchen overlooking the large back yard. The kitchen has plenty of countertop space and cupboard/storage space solutions. Formal plan with separate living room and dining rooms, then a large kitchen open to the family room. Main floor mud hallway and laundry area with access to garage and side yard. Back to the inviting foyer and up the stairs to a total of 5 generous bedrooms upstairs. The primary bedroom is its own spacious suite with walk-in closet, 4 pc ensuite and step up that could be your relaxing private reading library with another log burning fireplace. The basement has plenty of room to play, do crafts, or store your extra goods. The utility room has 2 furnaces replaced in 2009 and a water tank from 2019. The well treed private lot has a width of 68.5 feet to enjoy on the deck or playing games. The triple garage is attached to the front of the house and is handy for all your extra bikes and play things. The location of this home is unbeatable with proximity to schools, Glenmore Reservoir, bike and walking paths, Heritage Park, Rocky View Hospital, shopping and transportation services. This home is perfect for the growing family and has huge potential. (id:6769)

Primary Bedroom 24.92 Ft x 14.00 Ft

4pc Bathroom 9.08 Ft x 6.92 Ft

Bedroom 12.42 Ft x 12.17 Ft

Bedroom 14.00 Ft x 10.33 Ft

Bedroom 11.42 Ft x 9.25 Ft

Bedroom 11.33 Ft x 9.42 Ft

4pc Bathroom 8.83 Ft x 7.00 Ft

Other 9.25 Ft x 6.75 Ft

Recreational, Games room 24.25 Ft x 11.17 Ft

Other 13.92 Ft x 10.50 Ft

Furnace 14.00 Ft x 10.08 Ft

3pc Bathroom 9.25 Ft x 5.83 Ft

Living room 19.33 Ft x 13.17 Ft

Dining room 12.33 Ft x 9.58 Ft

Other 17.92 Ft x 16.00 Ft

Family room 18.75 Ft x 12.33 Ft

2pc Bathroom 5.58 Ft x 4.42 Ft

Foyer 6.75 Ft x 6.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CENTURY 21 BAMBER REALTY LTD.



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**Mirror**

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