



# 140 41 Avenue Calgary Alberta

\$699,900

**\*\*Open House - Saturday, the 16th, from 2:00 to 4:00 PM\*\* WELL-DESIGNED & RECENT UPGRADES 3 BED/2.5 BATH FAMILY HOME IN NW HIGHLAND PARK.** Quality finishes and very functional design are the hallmarks of this well-maintained 1,856 sq ft, 2-storey duplex. A nicely landscaped front yard with mature trees leads to the front entrance that opens to the home's main level. High 9' ceilings, maple hardwood flooring, upgraded paint and lighting fixtures, and lots of natural light grace this level. A separate front living room is ideal for entertaining with the open concept kitchen, dining and family rooms located in the rear of the home. The spacious galley kitchen offers a large island/breakfast bar, gorgeous Italian granite countertops, SS appliances, corner walk-in pantry, tile backsplash and maple cabinetry. The large dining area and family room offer a timeless corner gas fireplace and garden door access to a back deck large enough for a patio set and BBQ. Completing this level is a 2 PC powder room. Upstairs, you'll find 3 good sized bedrooms, including a primary bedroom designed with a vaulted ceiling and cathedral window, walk-in closet and 5 PC ensuite bathroom with jetted tub, separate shower and dual sink vanity. Completing this level are a laundry room with side-by-side front load washer and dryer, and a 4 PC bathroom. All bathrooms in the home are finished with granite countertops and vessel sinks. The unfinished basement also has a 9' ceiling and awaits your design ideas for additional functionality; a home office, gym, guest and/or rec rooms. Keep your vehicles safe in the double detached garage with back lane access and access to the home through the landscaped and fully fenced backyard. It is located on a lovely tree-lined street close to schools, parks, transit, major routes, shopping, amenities and a reasonable commute to downtown. Some recent upgrades in...

4pc Bathroom 7.67 Ft x 5.00 Ft

5pc Bathroom 10.33 Ft x 9.25 Ft

Bedroom 11.25 Ft x 9.17 Ft

Bedroom 12.00 Ft x 13.58 Ft

Primary Bedroom 18.83 Ft x 17.42 Ft

Recreational, Games room 18.25 Ft x 31.17 Ft

Storage 11.00 Ft x 11.50 Ft

Storage 7.00 Ft x 9.00 Ft

2pc Bathroom 4.67 Ft x 4.42 Ft

Dining room 7.33 Ft x 12.83 Ft

Dining room 13.58 Ft x 12.92 Ft

Living room 15.17 Ft x 15.17 Ft

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

Listing Presented By:



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**Mirror**

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