



## 2106 36 Avenue Calgary Alberta

\$999,990

Welcome home to 2106 36 Ave! This single owner home is simply stunning, the perfect combination of classic and modern. When you enter the home, you are greeted by an open concept floor plan with wide plank hardwood flooring, sophisticated tray ceilings, and a ton of natural light. The front dining area offers plenty of space for a large dining table for entertaining and large south facing windows. The bright kitchen, perfectly placed at the back of the home, features ample cupboard space, a gas stove, large island, granite countertops, and a large window overlooking the treed backyard. The spacious living room sits nestled in the middle featuring a cozy gas fireplace. A powder room and access to the back yard finish off the main floor. The top floor features 12-foot ceilings and 10 foot doors, bringing the elegance of this home upstairs. Here you will find the large, vaulted, primary suite with a walk-in closet and a beautiful ensuite fully upgraded with counter to ceiling mirrors, heated tile flooring and a soaker tub fit for 2. There are 2 additional bedrooms, a full bathroom and laundry closet with a ton of additional storage making this the perfect family home. The finished basement offers a flex space, perfect for a tv room or additional bedroom, large storage closet and another full bathroom. The attached garage provides direct access to the residence, allowing you to avoid inclement weather as you enter your new home and can fit a full sized truck. The exterior of this home has been professionally landscaped with a low maintenance garden and yard. The backyard has an outdoor fireplace, composite steps, a large concrete patio, lighting, and an added wood deck. Many trees, shrubs and a garden have been meticulously cared for and will offer a beautiful oasis for you in the summer months. There is also a good-sized shed for any tools you may need and the yard is ...

Other 15.17 Ft x 13.25 Ft

4pc Bathroom 8.17 Ft x 5.25 Ft

Storage 4.92 Ft x 2.92 Ft

Foyer 8.25 Ft x 5.00 Ft

Kitchen 14.08 Ft x 11.42 Ft

Living room 20.00 Ft x 15.33 Ft

Primary Bedroom 15.00 Ft x 13.92 Ft

Other 16.58 Ft x 14.17 Ft

5pc Bathroom 11.50 Ft x 8.58 Ft

Bedroom 11.75 Ft x 9.25 Ft

Other 4.42 Ft x 3.42 Ft

Bedroom 11.75 Ft x 10.17 Ft

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Listing Presented By:



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See

**Mirror**

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Dining room 14.08 Ft x 11.42 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Other 4.50 Ft x 4.25 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Laundry room 4.92 Ft x 3.00 Ft