



## 23 Galbraith Drive Calgary Alberta

\$774,900

Beautifully updated and centrally located, this 4 level split is perfectly positioned across from a park and just steps from local restaurants, Starbucks, shopping, and more! Designed with entertaining in mind, the open-concept layout boasts a cozy living room with an oversized window and a spacious kitchen featuring rich cappuccino cabinetry, stainless steel appliances, ample counter space, a breakfast bar, and a generous dining area. Patio doors lead to a sunny, west-facing backyard with a two-tiered deck, ideal for summer gatherings, surrounded by lush trees and shrubs. The outdoor space also includes a double garage. The upper level features two oversized primary bedrooms: one with a walk-in closet and 4-piece ensuite, and the other with space for an office or reading nook. The main bathroom includes a charming pedestal sink and soaker tub. The third level is a cozy retreat with a family room featuring a 50" electric fireplace, custom built-ins, a large bedroom, and a 3-piece bath. On the fourth level, discover the ultimate media room complete with a wet bar, full-size fridge, and bar seating. Upgrades include newer windows, furnace, humidifier, carpet, paint, lighting, appliances, trim, and doors. This beautifully landscaped home is minutes from downtown, with easy access to Glenmore and Stoney Trail. A must-see for those seeking style, functionality, and a prime location! (id:6769)

Primary Bedroom 12.67 Ft x 12.42 Ft  
 4pc Bathroom 4.92 Ft x 8.50 Ft  
 Other 5.58 Ft x 8.08 Ft  
 Bedroom 9.33 Ft x 17.83 Ft  
 4pc Bathroom 4.92 Ft x 7.17 Ft  
 Family room 12.17 Ft x 17.17 Ft  
 Bedroom 12.17 Ft x 9.17 Ft

3pc Bathroom 8.33 Ft x 7.33 Ft  
 Laundry room 10.92 Ft x 12.58 Ft  
 Recreational, Games room 12.67 Ft x 20.17 Ft  
 Other 4.00 Ft x 6.25 Ft  
 Living room 17.08 Ft x 13.17 Ft  
 Kitchen 11.33 Ft x 12.67 Ft  
 Dining room 8.25 Ft x 13.08 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX Real Estate (Central)

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