



2320 Sunset Avenue Calgary Alberta

\$1,988,000

HOME SWEET HOME! This is your RARE OPPORTUNITY to own this breathtaking, RENOVATED, luxurious bungalow in UPPER SCARBORO on a massive 70' x 115' lot with mature landscaping. Featured in this dream home are 5 bedrooms, 3.5 bathrooms, 4,410+ SQFT of magnificently modern living space professionally designed by Melinda Richardson at Premise Design, exquisite curb appeal and pride of ownership throughout. The main floor offers a spectacular open concept layout loaded with natural sunlight, PANORAMIC, DOWNTOWN SKYLINE VIEWS and sleek finishing's. You will find a large living room with floor to ceiling windows & cozy concrete panel wood burning fireplace, formal dining room, DREAM GOURMET CHEFS KITCHEN with a focal point center Quartztile island, backsplash & walls, eating bar, sophisticated lighting fixtures, sleek 2 tone/black cabinetry, walk-in pantry, pull-out pantry shelves & premium stainless steel appliances including a 48" Wolf stove, Sub-Zero refrigerator, Wolf microwave drawer & Miele dishwasher. Completing the floor is a generous sized bedroom/office, lavish 2 piece vanity bathroom & the prestigious primary bedroom with two closets & spa-like 5 piece ensuite bathroom with double vanity sinks & tile surround shower with double shower heads & duel bench seating. Heading downstairs to the WALKOUT BASEMENT you will find 3 additional great-sized bedrooms, lovely 3 piece bathroom, 4 piece bathroom, a massive family/recreation room with a wet bar with a built-in fridge, freezer, ice maker, built-in dish washing drawer, custom tilework & Dekton countertop, huge laundry room, fitness room/solarium with access to the backyard & a large utility room with ample storage space. Outside you will find a massive FRONT PORCH to relax in, back balcony with your unrivalled, unobstructed Downtown views, a double attached garage with driveway parking & a massive backyard that is...

3pc Bathroom 9.92 Ft x 4.92 Ft

4pc Bathroom 9.00 Ft x 11.58 Ft

Other 10.75 Ft x 5.17 Ft

Bedroom 13.33 Ft x 16.08 Ft

Bedroom 15.92 Ft x 9.50 Ft

Storage Measurements not available

2pc Bathroom 3.92 Ft x 4.67 Ft

4pc Bathroom 9.00 Ft x 11.67 Ft

Bedroom 10.17 Ft x 11.17 Ft

Breakfast 16.17 Ft x 9.75 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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See

Mirror

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Bedroom	15.92 Ft x 13.75 Ft	Dining room	13.83 Ft x 11.00 Ft
Exercise room	11.08 Ft x 12.17 Ft	Foyer	10.33 Ft x 8.00 Ft
Laundry room	13.17 Ft x 19.33 Ft	Kitchen	20.17 Ft x 12.33 Ft
Recreational, Games room	22.25 Ft x 30.25 Ft	Kitchen	16.17 Ft x 25.58 Ft
Furnace	21.17 Ft x 18.83 Ft		