



256 21 Avenue Calgary Alberta

\$799,900

Extensively & beautifully renovated 2+2 bedroom home in the mature community of Tuxedo Park, offering over 2700 sq ft of developed living space. The main level presents new hardwood floors, high ceilings & is illuminated with recessed lighting, showcasing the front dining room with elegant built-in buffet which seamlessly flows into the kitchen that's tastefully finished with custom granite tops & cabinetry, huge island/eating bar, Silgranit double sink with gold faucet, stainless steel appliances (most are new) & breakfast nook complete with built-in coffee bar. Adjacent to the kitchen, is a spacious living room anchored by a new stone fireplace with built-in moveable TV mount & built-ins. A 2 piece powder room completes the main level. The second level with new carpeting, hosts 2 bedrooms, a 4 piece bath, laundry with space saving barn door, plus a loft area, which is perfect for a home office space. The primary retreat with vaulted ceiling, new light/ceiling fan & Juliet balcony, boasts a walk-in closet & private 5 piece ensuite with dual sinks, rejuvenating jetted tub & new tile/stone shower. The basement has been completely renewed with new closets, doors, lighting & carpet & features a family room, 2 bedrooms & 3 piece bath. Other notable features include a newly redesigned main floor closet & staircase, Smart Bluetooth security system, highly upgraded electrical package, new hardware & light fixtures, mostly new window coverings, fresh paint throughout, extensive storage space & automatic smart locks on front & back doors. Outside, the front & back yards have been newly landscaped with custom stonework, trees, greenery, a fountain & underground sprinkler system. Parking is a breeze with a double detached garage. The location can't be beat - steps from the Italian Supermarket, Lina's Italian Market, high-end restaurants & close to The Winston Golf Club & Fox ...

Family room 18.75 Ft x 12.83 Ft
 Furnace 11.25 Ft x 6.42 Ft
 Bedroom 9.67 Ft x 9.42 Ft
 Bedroom 12.75 Ft x 10.75 Ft
 3pc Bathroom .00 Ft x .00 Ft
 Other 19.75 Ft x 12.00 Ft

Foyer 7.00 Ft x 5.92 Ft
 2pc Bathroom .00 Ft x .00 Ft
 Loft 11.25 Ft x 10.25 Ft
 Laundry room 3.08 Ft x 2.83 Ft
 Primary Bedroom 16.08 Ft x 13.83 Ft
 Bedroom 12.75 Ft x 10.67 Ft

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

Listing Presented By:



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 RE/MAX Real Estate (Central)

<http://www.tanyaeklundgroup.ca/>



See

Mirror

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Dining room 13.00 Ft x 12.83 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 17.50 Ft x 12.75 Ft

5pc Bathroom .00 Ft x .00 Ft