



315 45 Avenue Calgary Alberta

\$1,049,000

Rarely do homes of this quality come to market, truly turn key! Taken down to the studs in 2010, the renovation is timeless and done to the highest standard. The large and functional entry allows plenty of room for guests and opens directly onto the spacious living room, with plenty of room for entertaining. Beautiful maple floors enhance flow throughout the common rooms, making every room open seamlessly to one another. The dining room is bathed in light from the large south windows, providing a stunning view of the jaw dropping landscaping of the massive backyard. Open kitchen is appointed with only top shelf finishings and appliances, featuring brand Bosch refrigerator, and Miele triple rack dishwasher, complete with auto dispense. All cooks will love the gas range, and the granite counters and solid maple cabinets lend an air of sophistication. Master bedroom boasts plenty of room for a king and the ensuite includes double sinks, and large 10 ml glass shower. Walk in closet features custom organizers, providing plenty of storage space. The main floor office is easily converted into second bedroom but works perfectly for functional working from home. Lower level is fully developed with new carpet throughout [2021], and offers games area, large entertaining/media room, full 4 piece bath and 2 ample, legal bedrooms, one currently being used as a gym. Stepping out the back door is when the magic happens! The huge private south yard has been transformed into a paradise, complete with waterfall and pond features, stone terracing, trees and flowering bushes. Enjoy it all from the oversize freshly painted deck, complete with hot tub and gas line for barbeque or heater. The oversize 26 x 26 garage is insulated and heated and comes with a 40 Amp charger, perfect for cars, toys and even room for storage. This home comes with central air conditioning but t...

Bedroom 11.00 Ft x 11.42 Ft

Bedroom 9.92 Ft x 10.83 Ft

Family room 25.92 Ft x 10.25 Ft

4pc Bathroom 4.92 Ft x 8.50 Ft

4pc Bathroom 9.92 Ft x 5.83 Ft

Living room 17.08 Ft x 14.92 Ft

Dining room 122.50 Ft x 11.33 Ft

Kitchen 9.58 Ft x 9.83 Ft

Primary Bedroom 13.67 Ft x 12.33 Ft

Study 10.67 Ft x 9.25 Ft

4pc Bathroom 6.83 Ft x 10.17 Ft

4pc Bathroom 6.83 Ft x 4.92 Ft

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100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca