



# 3812 Centre A Street Calgary Alberta

\$874,900

Stunning Brand-New 2-Storey Home with Legal Walk-Out Basement Suite in Highland Park! Discover over 2,600 sq. ft. of meticulously designed living space in this gorgeous home, featuring 4 bedrooms, 3.5 bathrooms, and a double attached garage. Step inside to a bright, inviting foyer with a built-in coat and shoe rack, complemented by modern vinyl flooring throughout the main level. The open-concept layout is filled with natural light from expansive windows, creating a warm and welcoming atmosphere. The living room is centered around a sleek electric fireplace, seamlessly connected to the dining area and a contemporary kitchen. The kitchen is a chef's dream, showcasing white cabinetry, quartz countertops, stainless steel appliances, and a large central island--perfect for casual meals or hosting guests. Upstairs, you'll find a spacious bonus room ideal for family relaxation. The upper level also includes 3 generously sized bedrooms, including the luxurious primary suite, which features a walk-in closet and a 4-piece ensuite. A convenient laundry room completes the upper floor. The fully finished walk-out basement offers a legal suite with a separate entrance. This space includes a stylish kitchen, living area, 3-piece bathroom, and an additional bedroom, making it perfect for rental income, extended family, or guests. Situated on a quiet street in desirable Highland Park, this home is close to schools, shopping, transit, and just minutes from downtown. Don't miss your chance to own this exceptional property--schedule your private tour today! (id:6769)

- Living room 13.58 Ft x 10.75 Ft
- Bedroom 10.00 Ft x 14.00 Ft
- 3pc Bathroom 19.08 Ft x 7.17 Ft
- Living room 13.83 Ft x 10.50 Ft
- Kitchen 10.42 Ft x 15.42 Ft
- Dining room 13.33 Ft x 7.83 Ft
- 2pc Bathroom 5.92 Ft x 4.50 Ft

- Bonus Room 12.83 Ft x 10.17 Ft
- Primary Bedroom 12.83 Ft x 16.08 Ft
- Bedroom 11.92 Ft x 11.25 Ft
- Bedroom 10.50 Ft x 13.08 Ft
- 4pc Bathroom 8.00 Ft x 4.92 Ft
- 4pc Bathroom 8.25 Ft x 10.42 Ft

Listing Presented By:



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### Mirror

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