



## 419 36 Avenue Calgary Alberta

\$895,000

Luxury meets elegance in this stunning home a short walk from Confederation Park. As you enter this majestic home you are flooded with beautiful natural light coming from the massive windows in the living room. With hardwood floors throughout the main level paired with 10 ft ceilings this home offers vast space for life's luxuries. The living room boasts an expansive two-sided fireplace, the idyllic place to curl up with a good book after a long day. As you continue through the main floor the curved staircase offers a breathtaking view every time you pass by. The kitchen is the perfect place to test out all your new recipes with stainless steel appliances, under cabinet lighting, a high end gas stove, quartz counters and a large centre island. Friends and family alike will gather for your delicious treats at the breakfast bar hoping for more! The main level offers a spacious dining room for all your entertaining, a powder room for ease and a rear entry mudroom making the backyard that much more accessible. As you make your way up that stunning staircase to the primary bedroom, you are met with the perfect oasis to help you relax after a long day. With massive windows bringing warm sunshine in, a gorgeous chandelier and a cozy reading nook you are sure to nuzzle in for a restorative night from the comforts of your luxurious bedroom. To top it off, the ensuite hosts a double vanity, built-in closets and a custom walk-in shower, making our oasis even more spa-like. Down the hall are the second and third bedrooms joined through a jack and jill bathroom also hosting a double vanity giving space and privacy to all family members. The upper level is expertly equipped with the laundry, with a new washer and dryer, making your home even more seamless and carefree. Downstairs offers the perfect space for a family room/recreation room with a large space for enter...

5pc Bathroom 2.07 M x 3.64 M

5pc Bathroom 2.90 M x 4.83 M

Bedroom 3.25 M x 4.18 M

Bedroom 3.30 M x 3.45 M

Primary Bedroom 4.87 M x 5.39 M

Other 1.82 M x 2.78 M

Recreational, Games room 4.50 M x 8.88 M

Storage 1.58 M x 1.62 M

2pc Bathroom 1.84 M x 1.45 M

Dining room 4.45 M x 4.84 M

Foyer 1.81 M x 3.42 M

Kitchen 3.54 M x 5.40 M

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

Listing Presented By:



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**Mirror**

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

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

4pc Bathroom 1.49 M x 2.76 M

Bedroom 3.74 M x 3.59 M

Living room 3.50 M x 5.44 M

Other 1.23 M x 4.26 M