



512 23 Avenue Calgary Alberta

\$830,000

How would you like to pick your colours or make changes to your dream home? If purchased before the cutoff, you can choose your paint, hardware, backsplash & quartz counters, as well as all flooring, hardwood, tile & carpet, you have the opportunity to make YOUR NEW HOME how you'd love it by acting quick! Your home, if you wish, can also have a SEPARATE ENTRANCE and if desired a legal basement suite can be added with subject to approval from the City of Calgary, or the basement can be developed without a suite. This is an incredible option to have for investment or multi generational family living. Estimated possession is for March 2024 just in time for spring. This is an exceptionally MODERN HOME built with amazing quality & functionality in mind & Its on a beautiful street in the gorgeous city centre community of Winston Heights/Mountview. This Calgary custom home builder takes pride to the next level. Their quality and craftsmanship far exceeds so many other builders, as soon as you see the finished product you know you just purchased your dream home from the best! This fabulous floor plan boasts 10' MAIN FLOOR CEILINGS, a large open concept, with a gorgeous kitchen, which includes high-end S.S appliances. Dining room, living room & kitchen are all designed for comfort, functionality & entertaining. The abundance of natural light from the oversized windows & doors adds to its charm. The bedrooms are all a generous size & the dream ensuite is absolutely gorgeous, you'll never want to leave. The primary suite also has a MASSIVE WALK IN CLOSET big enough for the shopaholic & beautiful VAULTED CEILINGS, oh and upper laundry too! The lower level can be FULLY DEVELOPED and SUITED (with approval from the City of Calgary). Oversized windows for tons of natural light. The detached garage is also a generous size, just steps away from your beautiful newly sodded & fenced (...)

Primary Bedroom 15.67 Ft x 18.00 Ft
 Bedroom 10.83 Ft x 9.83 Ft
 Bedroom 10.83 Ft x 10.83 Ft
 5pc Bathroom 8.83 Ft x 12.92 Ft
 4pc Bathroom 8.08 Ft x 8.83 Ft
 Other 12.83 Ft x 6.50 Ft

Laundry room 6.00 Ft x 6.67 Ft
 Dining room 11.67 Ft x 12.75 Ft
 Kitchen 8.17 Ft x 11.67 Ft
 Living room 10.50 Ft x 15.42 Ft
 2pc Bathroom 5.83 Ft x 5.83 Ft

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

Listing Presented By:



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MAXWELL CANYON CREEK

<http://www.rolandjdarealty.ca>



See

Mirror

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