



# 513 30 Street Calgary Alberta

\$1,399,900

Discover the epitome of modern living in this stunning brand-new home, boasting approx 3,000 square feet of thoughtfully designed space. The main floor features soaring 11-foot ceilings and elegant 8-foot doors, creating an expansive, airy atmosphere. An open-concept layout seamlessly connects the gourmet kitchen--equipped with high-end JennAir appliances and a hidden pantry--to the inviting living room, complete with a cozy gas fireplace and patio doors that lead to outdoor entertaining space. Upstairs, you'll find three spacious bedrooms, each with its own ensuite bathroom with body jet custom showers, as well as a conveniently located laundry room. The primary suite is a true retreat, featuring a massive walk-in closet and an opulent ensuite with heated floors, a double vanity, a luxurious freestanding tub, and a custom steam shower with jets for ultimate relaxation. The finished basement offers additional living space with a fourth bedroom, full bath, recreational room w/ a wet bar, and an office, perfect for work or play. A double car detached garage provides extra convenience. Ideally situated near the Foothills medical Centre, schools, the picturesque Bow River, and lush parks, this home is perfect for those seeking both comfort and accessibility in the vibrant community of Parkdale. (id:6769)

Bedroom 4.42 M x 3.43 M  
Furnace 3.23 M x 1.83 M  
Recreational, Games room 7.24 M x 4.42 M  
4pc Bathroom 1.63 M x 3.35 M  
Office 2.23 M x 3.05 M  
Other 1.45 M x 2.13 M  
Living room 5.49 M x 3.33 M  
Pantry 2.59 M x 1.83 M  
Kitchen 5.79 M x 2.97 M  
Dining room 3.07 M x 4.57 M

Foyer 2.13 M x 1.80 M  
2pc Bathroom 1.37 M x 1.80 M  
Bedroom 3.05 M x 3.07 M  
3pc Bathroom 1.83 M x 1.83 M  
Bedroom 3.66 M x 3.10 M  
3pc Bathroom 1.83 M x 1.83 M  
Laundry room 1.83 M x 1.85 M  
5pc Bathroom 3.96 M x 2.74 M  
Primary Bedroom 4.67 M x 4.27 M

Listing Presented By:



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**Mirror**

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