



## 515 30 Avenue Calgary Alberta

\$940,000

Located on a lovely mature street in desirable Mount Pleasant, this beautifully maintained 1 owner home is within a very short walk to adjacent Confederation Park and its network of walking paths and quiet spaces. Great curb appeal invites you inside to a well sized foyer to come home to or welcome guests. The dining area has large windows that overlook the streetscape, while the natural light in this home continues through the entire living space. Around the corner you will find a true chef's kitchen with 2 wall ovens, pantry, large centre island with waterfall countertop, gas range and cabinetry bookended by separate fridge and upright freezer. The adjacent living room is well sized and full of light...the outdoor deck becomes an extension of the home though a back wall of windows and sliding doors to the south yard. Your powder room is nicely tucked away, along with a rear foyer with heated floors that keeps shoes and coats out of sight. Natural light continues on the upper floor which offers a full bathroom and 3 lovely bedrooms; the principal with walk in closet ( with built in cabinetry) and spacious 5-piece bathroom offering the comfort of heated floors and the luxury of dual sinks, a deep soaker tub and large glass shower. The upper laundry room offers convenience for busy families. The lower level of the home is fully finished with a large family room with wet bar, 4th bedroom and roomy 3-piece bathroom. Enjoy the large deck south facing rear yard which feels very private and provides the low maintenance and pet friendly advantage of Augusta Artificial turf. Park your cars and sports equipment in the double detached garage with alley access. Other notable features include custom fit Hunter Douglas blinds throughout, Sonos sound system. A nicely appointed playground is just 1/2 block away, and the beauty of Confederation Park can be accessed within minute...

Primary Bedroom 13.92 Ft x 13.58 Ft

5pc Bathroom 19.42 Ft x 5.83 Ft

Other 9.58 Ft x 5.25 Ft

Laundry room 9.42 Ft x 5.42 Ft

4pc Bathroom 9.42 Ft x 4.92 Ft

Hall 18.00 Ft x 4.17 Ft

Hall 12.33 Ft x 5.67 Ft

3pc Bathroom 8.83 Ft x 4.92 Ft

Bedroom 13.83 Ft x 11.25 Ft

Other 6.00 Ft x 4.83 Ft

Foyer 6.92 Ft x 4.58 Ft

Dining room 11.75 Ft x 10.83 Ft

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**Mirror**

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Bedroom 9.67 Ft x 8.58 Ft

Bedroom 10.83 Ft x 9.50 Ft

Family room 19.17 Ft x 16.83 Ft

Furnace 8.75 Ft x 7.25 Ft

Kitchen 16.42 Ft x 9.50 Ft

Living room 16.00 Ft x 14.00 Ft

2pc Bathroom 5.42 Ft x 5.08 Ft