



# 530 30 Avenue Calgary Alberta

\$1,449,000

OPEN HOUSE SAT. JAN. 11, 1-3PM. Presenting Siena Signature Builders newest stellar home! This gorgeous home sits on a 5400+ sq.ft lot & offers over 4500 sq.ft of fully developed living space! Quality finishings and exceptional attention to detail is the credo of this long-time builder. The chef's kitchen boasts custom cabinetry, quality stainless steel appliances (including a 36" 6 burner gas cafe style range), & large island looking on to the dining & living room, which features a fantastic floor to ceiling tiled gas fireplace! Awesome walk-through butler's pantry & mud room w/huge back closet! The 2pc bathroom is terrific w/full wall tile, chic mirror & full vanity! Engineered white oak hardwood, w/custom stair nosings & vents, blankets the main level, stairs & extends along the hallway, primary retreat & home office. The home office is sensational w/10mm glass wall & door! The owner's retreat is sumptuous with a coffered ceiling, massive walk-in dressing room & ensuite w/over-sized tiled & 10mm glassed-in rain shower w/bench, in-floor heat, double sinks and lovely stand-alone tub. The secondary bedrooms are generous in size and share another full bathroom, also w/double sinks. The second floor also features a full laundry room complete w/cabinetry, and sink! Every detail has been planned with thought including the basement floor plan, which offers a potential future suite arrangement (subject to City approval & permits). The separate entrance is already framed in the wall at the landing, the wet bar can be converted to a 2nd kitchen, the 3-zone high efficiency furnace allows independent heat control, and the convenient storage room can easily accommodate a 2nd laundry! With tankless heated water, there is even more storage, and A/C is already roughed-in! The 3rd full bathroom and 4th bedroom are perfect for over-night guests or teens. With the ample family room, one could even add an additional ...

Family room 18.67 Ft x 39.08 Ft  
 Bedroom 13.25 Ft x 13.17 Ft  
 4pc Bathroom 4.92 Ft x 8.17 Ft  
 Storage 10.67 Ft x 4.92 Ft  
 Furnace 5.83 Ft x 23.08 Ft  
 Foyer 11.42 Ft x 22.00 Ft

2pc Bathroom 5.42 Ft x 5.25 Ft  
 5pc Bathroom 11.08 Ft x 8.50 Ft  
 Primary Bedroom 17.83 Ft x 24.92 Ft  
 Bedroom 11.08 Ft x 13.67 Ft  
 Other 11.42 Ft x 7.42 Ft  
 Laundry room 7.33 Ft x 7.58 Ft

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

Listing Presented By:



Originally Listed by:  
 RE/MAX First



See

**Mirror**

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**Other** 11.58 Ft x 12.67 Ft

**Kitchen** 11.58 Ft x 22.50 Ft

**Living room** 23.17 Ft x 14.33 Ft

**Office** 11.08 Ft x 6.83 Ft

**5pc Bathroom** 11.08 Ft x 10.75 Ft

**Bedroom** 11.75 Ft x 11.17 Ft