



623 27 Avenue Calgary Alberta

\$1,249,900

FINALLY - an attached front garage in the inner city! Upon entry, your eyes will be wowed by the stunning open-to-above entryway. The chef in you will be in awe from the dream kitchen with a large island with waterfall edges, tons of storage, and built-in Jenn-Air kitchen appliances, including a built-in espresso machine! The open concept layout continues into the large dining area overlooking the beautiful yard and family room with cozy gas fireplace and custom built-ins. Finishing off the main floor is a private den on the main floor for a quiet retreat when working from home, the guest half bath and the mudroom equipped for optimal family organization. Moving up the open-riser staircase, the upper level bonus room gives additional space for the family. The primary bedroom with an ensuite bathroom has dual sinks, glass-enclosed steam shower, deep soaker tub, walk-in closet with custom built-ins, and a private water closet. No more kids arguing in the morning because the dual sinks in the main bathroom are separated by a door from the shower & toilet (GENIUS!). Two additional bedrooms also have numerous built-ins. Finishing off the upper level, is the convenient and functional laundry room. The basement is an entertainer's delight, complete with a built-in wet bar with bar fridge, a spacious recreation room, gym/second den/flex space, and a fourth bedroom with a full bath--perfect for guests or older children. Moving outside, enjoy the large and peaceful backyard with south-facing sun on your deck or concrete patio. A shed provides additional storage for your yard tools and backyard toys. Other honourable mentions to the home are central air conditioning, built-in speakers, silhouette-style blinds, 10' ceilings & 8' doors on the main floor. Every inch of this home has been meticulously designed to offer the best in family living. From the high-end finishes to the ...

Bonus Room 13.50 Ft x 14.25 Ft

Laundry room 9.67 Ft x 5.00 Ft

Primary Bedroom 16.17 Ft x 13.58 Ft

Bedroom 10.92 Ft x 10.92 Ft

Bedroom 11.92 Ft x 15.17 Ft

5pc Bathroom Measurements not available

Other 9.58 Ft x 12.50 Ft

Bedroom 11.83 Ft x 12.83 Ft

4pc Bathroom Measurements not available

Kitchen 14.25 Ft x 21.00 Ft

Dining room 12.75 Ft x 11.33 Ft

Other 10.25 Ft x 17.33 Ft

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See

Mirror

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5pc Bathroom Measurements not available

Family room 12.00 Ft x 13.83 Ft

Recreational, Games room 13.92 Ft x 25.25 Ft

Den 8.42 Ft x 10.00 Ft

Family room 16.92 Ft x 16.00 Ft

2pc Bathroom Measurements not available