



717 23 Avenue Calgary Alberta

\$924,900

Welcome to your new home nestled in the charming Ramsay neighbourhood. This stunning 2-story semi-detached property boasts 5 bedrooms, 3.5 baths, and a welcoming open-concept main floor living space with a luxurious custom design, meticulously kept by a single owner. Step into a spacious bright family area, with 9-foot ceilings, perfect for hosting gatherings with loved ones. The kitchen is a chef's delight, featuring quartz countertops, floor-to-ceiling cupboards with soft-close hinges, an induction cooktop (with gas hookup), and elegant, luxury vinyl plank flooring. A convenient back entry mudroom provides direct access to the backyard and ample storage, adding practicality to your daily life. Ascend the curved staircase, illuminated by a remote-operated skylight and lined with luxurious Australian wool carpet, to discover the upper level. Here, you'll find 3 bedrooms, including a serene primary bedroom complete with an en-suite bathroom, walk-in closet, vaulted ceilings and a view of Downtown. Two additional bedrooms are serviced by a well-appointed 4-piece bathroom, with laundry facilities conveniently nearby (with floor drain in the laundry area). The fully finished bright basement offers even more living space, with 9-foot ceilings, generously sized 4th and 5th bedrooms, a 3-piece bathroom, and a cozy reading nook featuring a charming climbing tunnel beneath the stairs. Customizable zone control for the luxury radiant in-floor heating on all floors ensures comfort throughout the year. Step outside to the south-facing backyard oasis, complete with a composite deck, exterior gas BBQ hookup, no-freeze hot/cold water outdoor faucet and a low-maintenance garden boasting mature cherry and apple trees, honeyberries, strawberries, and raspberry bushes lining the hardwood Kayu Batu boardwalk to the back gate. Completing this dream home is a double detached garage, ...

Bedroom 9.50 Ft x 10.00 Ft
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 Family room 14.58 Ft x 16.08 Ft
 3pc Bathroom 3.92 Ft x 7.50 Ft
 Other 4.75 Ft x 7.00 Ft
 Kitchen 13.00 Ft x 14.33 Ft

Other 5.17 Ft x 7.33 Ft
 2pc Bathroom 5.08 Ft x 5.17 Ft
 Primary Bedroom 10.83 Ft x 12.67 Ft
 Bedroom 9.83 Ft x 12.75 Ft
 Bedroom 9.75 Ft x 12.50 Ft
 Laundry room 3.17 Ft x 3.25 Ft

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Listing Presented By:



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See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
 T2R 0B3

Phone: 403-969-0267
 arobinson@cirrealty.ca

Dining room 8.75 Ft x 10.50 Ft
Living room 12.92 Ft x 14.00 Ft

4pc Bathroom 5.25 Ft x 7.75 Ft
3pc Bathroom 6.92 Ft x 7.75 Ft