



# 771 130 Avenue Calgary Alberta

\$849,900

**\*\*Open House: Saturday, July 13th, 1:00 - 3:00pm\*\***A great opportunity awaits! Located on a quiet street in the highly popular & family oriented community of Canyon Meadows, this updated & pristine South facing, 5 bedroom home with a double garage & fully developed basement has over 2,295 sq ft of developed space, making it ready for your busy lifestyle! All the details here have been methodically paired together, from all the high quality renovations throughout, along with the chic colour palette, to the fixtures, finishes, & trim, combining together to create a modern sophisticated ambiance. Stepping inside, the inviting living room welcomes with plenty of large windows & a cosy brick fireplace acting as a focal point. The well-sized dining area & fully renovated kitchen are nearby, being nicely equipped with premium stainless steel appliances, plenty of shaker style cabinetry & custom marble countertops (including bathroom shower surrounds), a very functional central island, undermounted lighting, & full height penny tiling with intricate range backsplash. From here, marvel at the stylish sloped ceilings throughout the main floor before focusing on the sunny South facing backyard that is a sliding patio door away. As your own private oasis, there is ample room to entertain family & friends alike; the generous deck is the showstopper with its 8 person hot tub, integrated lighting, pergola, room to relax & BBQ while more green space is provided for other activities with direct access to the double garage & the long driveway (running beside the home w/ a rolling gate, covered in expensive paving stones). Back inside, 2 spacious bedrooms & an updated 4-pc full bathroom beckons along with a master bedroom that is ready to pamper with abundant room for a king size bed, a walkthrough closet & your own private 2-pc ensuite. Making great use of the professional developed ...

Bedroom 12.00 Ft x 10.00 Ft

Bedroom 10.00 Ft x 9.50 Ft

Recreational, Games room 20.00 Ft x 12.50 Ft

Storage 19.50 Ft x 12.50 Ft

3pc Bathroom Measurements not available

Kitchen 12.50 Ft x 12.00 Ft

Living room 16.00 Ft x 15.00 Ft

Primary Bedroom 13.00 Ft x 12.00 Ft

Bedroom 13.00 Ft x 9.00 Ft

Bedroom 10.00 Ft x 10.00 Ft

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available

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

Listing Presented By:



Originally Listed by:

RE/MAX iRealty Innovations



See

**Mirror**

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

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

Dining room 12.50 Ft x 11.00 Ft