



815 104 Avenue Calgary Alberta

\$945,000

REMODELLED HOME WITH ALL CITY PERMITS | 2 BEDROOM LEGAL SUITE | HEATED & INSULATED GARAGE

| NO NEIGHBOURS BEHIND | Welcome to this beautiful home in the mature community of Southwood. This home has gone through a full remodel with high-end renovations and no expenses spared! On the main floor, you are greeted with a custom bench/shoe rack with top row cabinets for storage. The living room is decorated with a masterpiece tile faced electric fireplace and floating shelves with storage cabinets on each side. The dining area is welcomed by a striking feature wall, creating a dramatic focal point perfect for hosting dinners and gatherings. The gourmet kitchen is a chef's delight, featuring top-of-the-line Stainless Steel appliances with a gas stove, custom cabinetry, sleek countertops and a centre island, perfect for both everyday meals and entertaining guests. This level has 3 generous sized bedrooms with each their own closets with custom-made organizers. The master bedroom has an eye-catching feature wall which compliments the engineered hardwood flooring. The master en-suite has a breathtaking vanity sink which isn't anything less than a showpiece and it also has a walk-in shower. The entire main floor is updated with high-end light fixtures and blessed with natural light. Adding to the home's appeal is a spacious, LEGAL two-bedroom basement suite—a rare find in Southwood. This versatile space is perfect for extended family, guests, or even as a rental opportunity, complete with its own entrance, parking, laundry amenity, corner office/study nook, mind blowing tile faced electric fireplace, and stylish finishes. The double oversized garage is perfect to park your vehicles and store all your tools. This home is nothing short of a brand new built home with all brand new roofing, windows, hardie board siding, furnaces, on-demand water tank, and the list goes on! Locat...

Recreational, Games room 20.75 Ft x 18.50 Ft

Kitchen 17.50 Ft x 9.50 Ft

Bedroom 12.58 Ft x 8.50 Ft

Bedroom 14.92 Ft x 8.58 Ft

Furnace 7.08 Ft x 8.83 Ft

4pc Bathroom Measurements not available

Living room 12.25 Ft x 18.67 Ft

Dining room 7.08 Ft x 6.75 Ft

Kitchen 14.00 Ft x 11.92 Ft

Primary Bedroom 10.08 Ft x 14.92 Ft

Bedroom 9.58 Ft x 8.83 Ft

Bedroom 9.00 Ft x 14.92 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
Real Broker



See

Mirror

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

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