



# 831 24 Avenue Calgary Alberta

\$1,275,000

**\*\* OPEN HOUSE: Fri, July 19th 5-7pm \*\*** Welcome to 831 24 Ave NW, a stunning home situated on an extra deep lot, offering a perfect blend of luxury, comfort, and functionality. As you step inside, you'll be greeted by a bright dining area with huge windows and wide plank engineered hardwood flowing seamlessly throughout the main floor. The gourmet kitchen is a culinary enthusiast's dream, equipped with top-line KitchenAid appliances, ample counter space, Quartz countertops, a beautifully selected backsplash, a huge eat-in island, and elegant cabinetry. The inviting living area is anchored by a cozy gas fireplace with custom built-ins, providing both style and practicality. Double patio doors lead to a beautiful deck that overlooks the expansive backyard - perfect for outdoor dining and entertaining. A 2-piece bathroom and mudroom complete the main floor. The upper floor is dedicated to the luxurious primary bedroom suite. This private retreat features a wet bar, a generous walk-in closet, and a spa-like ensuite bathroom with a soaker tub, walk-in shower, and dual vanity. Two generous-sized bedrooms and a full bathroom complete the upper floor of this house. The fully finished basement features a well-appointed wet bar and a spacious rec room, providing the perfect setting for entertaining guests. The bonus room offers flexibility, making it ideal for a home office or additional living space. The basement also includes a gym and a bedroom with a walk-in closet and a full bathroom. Completing this exceptional home is a double garage with extra storage space, providing ample room for vehicles and belongings. Combining modern amenities with thoughtful design, 831 24 Ave NW offers a comfortable and elegant living experience. Don't miss the opportunity to make this extraordinary property your new address and enjoy all the luxuries it has to offer! (id:6769)

Furnace 6.25 Ft x 14.00 Ft  
 Recreational, Games room 16.92 Ft x 19.00 Ft  
 Exercise room 11.67 Ft x 8.83 Ft  
 Other 3.42 Ft x 6.92 Ft  
 Den 8.83 Ft x 10.83 Ft  
 4pc Bathroom 8.83 Ft x 4.92 Ft

Living room 20.00 Ft x 12.67 Ft  
 Other 13.08 Ft x 20.33 Ft  
 2pc Bathroom 5.50 Ft x 5.25 Ft  
 Dining room 13.50 Ft x 13.58 Ft  
 Other 6.58 Ft x 11.92 Ft  
 Other 3.75 Ft x 5.58 Ft

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

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

Other 5.50 Ft x 10.92 Ft

Bedroom 12.75 Ft x 9.50 Ft

Other 9.67 Ft x 14.08 Ft

Other 10.00 Ft x 5.33 Ft

Bedroom 11.58 Ft x 9.83 Ft

Bedroom 9.83 Ft x 11.58 Ft

4pc Bathroom 9.00 Ft x 4.92 Ft