



112 Hanover Road Calgary Alberta

\$1,259,000

Presenting an exquisite one of a kind, 5 bedroom, 3.5 bathroom, two-story detached home located in this highly sought-after community. Close proximity to 4 amazing parks within walking distance, this luxury residence is priced to sell below today's replacement cost. This spacious residence offers an impressive total developed area of over 3400 square feet. The interior showcases a contemporary and elegant design, featuring stunning oak hardwood flooring, 9-foot ceilings throughout, and a beautifully tiled gas fireplace that serves as a captivating focal point. The main social area of the house consists of a bright an open plan living and formal dining room, seamlessly connected to both a central deck and a rear deck, providing ample room for entertaining and relaxation. The kitchen is a true masterpiece, adorned with matte white shaker cabinetry, quartz countertops, a striking Moroccan-style back painted glass tiled backsplash, a pantry, a sizable island, and top-of-the-line stainless steel appliances including a stand alone fridge and separate stand alone freezer. Ascending the open riser stairway with glass railing to the upper level, you will find a well-appointed laundry room, a stylish 4-piece bathroom, and three inviting bedrooms, including the expansive primary suite. The primary suite is accompanied by a generously sized walk-in closet and a luxurious 5-piece ensuite featuring a freestanding tub and dual vanities, adding a touch of opulence to your daily routine. The basement is fully finished and offers additional living space, including a recreation room, two extra bedrooms, and another well-appointed 4-piece bathroom. Enhancing the overall appeal of this remarkable home, the exterior features lush landscaping, a convenient double garage, & central air conditioning, providing comfort and convenience year-round. Other upgrades include 8 ft doors, water sof...

Recreational, Games room 6.58 M x 5.61 M

Bedroom 4.72 M x 3.02 M

4pc Bathroom 3.48 M x 1.58 M

Bedroom 3.38 M x 3.45 M

Furnace 5.31 M x 1.98 M

Other 2.84 M x 2.06 M

Other 1.73 M x 2.13 M

2pc Bathroom 1.85 M x 1.73 M

Dining room 3.38 M x 5.11 M

4pc Bathroom 4.17 M x 2.44 M

Bedroom 3.07 M x 4.47 M

Bedroom 3.28 M x 4.47 M

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Listing Presented By:



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RE/MAX REALTY PROFESSIONALS

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**RE/MAX REAL ESTATE
(CENTRAL)**

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Office 2.44 M x 3.61 M

Living room 5.26 M x 5.13 M

Kitchen 6.07 M x 4.75 M

Laundry room 2.67 M x 1.60 M

5pc Bathroom 3.12 M x 4.72 M

Primary Bedroom 5.59 M x 5.66 M