



134 10 Avenue Calgary Alberta

\$1,199,900

Located on a serene tree-lined street in the mature community of Crescent Heights, this 3 bedroom home offers over 2000 sq ft of developed living space plus a legal self-contained 2 bedroom basement suite with separate side entrance. The open & airy main level presents beautiful wide-plank engineered hardwood floors, 10' ceilings & is flooded with natural light, showcasing the front dining area with elegant accent wall & stylish light fixture. Create culinary delights in the kitchen that's tastefully finished with quartz counter tops, oversized waterfall island/eating bar, an abundance of storage space, convenient butler's pantry & upgraded stainless steel appliance package. A spacious living room is anchored by a feature fireplace & built-ins. Completing the main level is a mudroom & 2 piece powder room. The second level hosts a bonus room with skylights & built-in computer desk as well as 3 bedrooms, a 4 piece bath & laundry room with sink & storage. The primary retreat with lofty vaulted ceiling boasts a walk-in closet & luxurious 5 piece ensuite with dual sinks, relaxing freestanding soaker tub & rejuvenating separate steam shower. The legal 2 bedroom basement suite features luxury vinyl plank flooring, 9' ceilings, spacious living/dining area & kitchen nicely finished with quartz counter tops, island/eating bar & stainless steel appliances. Two good-sized bedrooms, a 4 piece bath & laundry facilities complete the legal basement suite. Outside, enjoy the back yard with patio & access to the double detached garage with handy drive-through feature allowing access to the back yard. This home has an incredibly convenient location, steps from Crescent Heights High School & close to Crescent Heights Park, McHugh Bluff, shopping, public transit & easy access to 16th Avenue & downtown via Centre Street. (id:6769)

Laundry room 5.83 Ft x 5.25 Ft
Family room 15.08 Ft x 11.83 Ft
Kitchen 12.67 Ft x 10.42 Ft
Bedroom 12.83 Ft x 10.67 Ft
Bedroom 12.83 Ft x 10.50 Ft
4pc Bathroom Measurements not available
Kitchen 20.42 Ft x 15.75 Ft

Foyer 7.00 Ft x 5.42 Ft
Other 6.42 Ft x 5.50 Ft
2pc Bathroom Measurements not available
Laundry room 6.33 Ft x 5.33 Ft
Bonus Room 15.67 Ft x 9.33 Ft
Primary Bedroom 13.08 Ft x 11.92 Ft
Bedroom 12.25 Ft x 11.50 Ft
a

Listing Presented By:



Originally Listed by:
RE/MAX First

<http://www.tanyaeklundgroup.ca/>

RE/MAX
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Dining room 13.08 Ft x 11.50 Ft

Other 6.33 Ft x 5.58 Ft

Living room 14.92 Ft x 14.08 Ft

Bedroom 12.25 Ft x 10.08 Ft

3pc Bathroom Measurements not available