



# 1936 43 Avenue Calgary Alberta

\$1,099,000

Welcome to your dream home crafted with precision and care by SOHO Developments, renowned for their impeccable craftsmanship and attention to detail. Situated on an expansive, oversized lot, this residence boasts a fabulous floor plan designed to maximize both space and natural light. Step inside to discover a welcoming ambiance, where a formal dining area seamlessly flows into a bright and airy living room adorned with extra windows adorned with custom Hunter Douglas coverings. Cozy up by the gas fireplace, surrounded by beautiful tile work, while reveling in the generous 10-foot ceilings throughout and the added comfort of central A/C. Prepare to be dazzled by the heart of the home - a spacious kitchen outfitted with top-of-the-line appliances and a magnificent 10-foot quartz island, perfect for both culinary creations and casual gatherings. And don't overlook the convenient back enclosed mudroom, complete with additional built-ins, ideal for the needs of a growing family. As you ascend to the upper level, you'll find three inviting bedrooms, including a stunning primary retreat featuring a captivating feature wall, a thoughtfully designed walk-in closet, and a luxurious ensuite boasting a therapeutic soaker tub and a separate shower. Plus, enjoy the convenience of upper floor laundry facilities. The lower level offers even more living space, with a fourth bedroom, third full bath, and a spacious recreation room enhanced by built-ins and a wet bar, ideal for entertaining guests or relaxing with loved ones. Revel in the comfort of in-floor hot water heat and ample storage throughout. Outside, the fully fenced low-maintenance backyard provides a serene retreat, while the double detached garage - now transformed into a versatile family "oasis" - offers heated comfort and new epoxy flooring. Currently serving as a gym, kids' lounge, and study zone, it's a space designed f...

3pc Bathroom 9.50 Ft x 5.00 Ft

Bedroom 13.75 Ft x 11.33 Ft

Recreational, Games room 20.25 Ft x 20.77 Ft

Furnace 9.58 Ft x 7.08 Ft

Storage 6.08 Ft x 13.08 Ft

Other 6.00 Ft x 8.17 Ft

Other 5.84 Ft x 11.42 Ft

4pc Bathroom 10.01 Ft x 5.00 Ft

5pc Bathroom 8.25 Ft x 17.17 Ft

Bedroom 10.25 Ft x 10.00 Ft

Bedroom 10.42 Ft x 9.92 Ft

Laundry room 7.83 Ft x 5.33 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

## RE/MAX<sup>®</sup>

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

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2pc Bathroom 5.92 Ft x 5.00 Ft  
Dining room 17.00 Ft x 10.50 Ft  
Kitchen 15.25 Ft x 19.42 Ft  
Living room 21.08 Ft x 16.67 Ft

Primary Bedroom 14.25 Ft x 17.33 Ft  
Office 6.75 Ft x 6.92 Ft  
Other 9.50 Ft x 5.75 Ft