



## 2104 28 Avenue Calgary Alberta

\$1,249,000

Welcome to this exquisite 4-bedroom, 3.5-bathroom home that blends modern design with state-of-the-art technology, located in the heart of the city! Over 3500 SQFT of living space!!!! Enjoy the convenience of being centrally located, just minutes from top-rated schools, shopping, dining, and all essential amenities. Low maintenance private backyard is perfect for entertaining!\*\*Key Features:\*\*  
**\*\*Smart Home Control:\*\*** Crestron lighting control system allows you to effortlessly manage heat, lighting, AC, audio, and video throughout the house.  
**\*\*Comfort & Efficiency:\*\*** Enjoy the comfort of in-floor heating in the basement and a tankless hot water system, while the efficient AC keeps the home cool.  
**\*\*Designer Finishes:\*\*** Designer lighting, including a stunning Bocci chandelier and other elegant fixtures, elevate the home's aesthetic. Designer appliances from Electrolux Ikon and Miele make the kitchen a chef's dream.  
**\*\*Entertainment-Ready:\*\*** All floors are pre-wired for TV, while the bonus room and gym are ready for a home theater setup, perfect for movie nights and sports viewing.  
**\*\*Master Suite & Outdoor Living:\*\*** Wake up to breathtaking city views from the master suite and enjoy sunsets from your own private oasis.  
**\*\*Easy Accessibility:\*\*** Situated on multiple entrance streets with a paved lane for added convenience.  
**\*\*New Roof:\*\*** A recently installed roof with a 30-year lifespan ensures peace of mind for years to come.  
**\*\*Garage & Lighting Control:\*\*** The garage is equipped with Crestron lighting control, offering ease and security as you come and go. Very easy access to downtown. Experience the ultimate in comfort, convenience, and style. This home is a must-see! (id:6769)

Family room 15.17 Ft x 15.08 Ft  
 Laundry room 8.83 Ft x 7.00 Ft  
 Bedroom 15.08 Ft x 9.83 Ft  
 Bedroom 16.42 Ft x 11.58 Ft  
 4pc Bathroom 11.08 Ft x 5.58 Ft  
 Primary Bedroom 14.83 Ft x 12.92 Ft  
 5pc Bathroom 14.75 Ft x 9.58 Ft  
 5pc Bathroom 8.25 Ft x 8.00 Ft

Bedroom 14.50 Ft x 14.17 Ft  
 Exercise room 12.83 Ft x 12.67 Ft  
 Kitchen 17.83 Ft x 13.17 Ft  
 Living room 19.83 Ft x 14.67 Ft  
 Dining room 11.75 Ft x 10.58 Ft  
 Office 11.00 Ft x 8.33 Ft  
 2pc Bathroom 4.83 Ft x 4.75 Ft

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Listing Presented By:



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**RE/MAX**

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 (CENTRAL)**

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