



## 2126 52 Avenue Calgary Alberta

\$1,200,000

Stunning infill and custom-built by New Era Homes situated in the heart of North Glenmore Park. Luxury meets functional living with 2,760 SF of developed space to include 5 bedrooms and 3.5 bathrooms. Inside you will immediately notice the clean white lines and modern tones throughout. Showcasing wide plank hardwood flooring the spacious front dining area opens to the Chef's kitchen where you will enjoy high end appliances (gas stove), quartz countertops and ample seating for your family on the over-sized island. The living room features a cozy gas fireplace and garden door access to the deck and yard. Upstairs you will find a conveniently located laundry room, a vaulted master suite with walk-in closet and spa-like 5 piece ensuite with a walk in shower, soaking tub and dual vanities as well as two additional bedrooms which share a 4-piece bathroom. A separate entrance invites you to explore numerous options with the lower level finished with a family room, two bedrooms, a 4-piece bathroom and an abundance of storage. Rough ins are in place for additional laundry set and wet bar in the lower level and a steam shower in the primary ensuite. Don't overlook the detached double car garage with an electrical rough in panel to plug in your electric vehicle, central AC and the low maintenance backyard with clover, raspberry and blackcurrant plants. Located just steps away from the shops and restaurants in Marda Loop, walking distance to River Park and within a 20-minute bike ride on the river path to downtown Calgary. (id:6769)

Laundry room 7.75 Ft x 5.92 Ft  
 Primary Bedroom 15.92 Ft x 13.25 Ft  
 Bedroom 13.92 Ft x 9.58 Ft  
 Bedroom 12.92 Ft x 9.58 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 5pc Bathroom Measurements not available  
 Bedroom 12.08 Ft x 8.75 Ft  
 Bedroom 14.67 Ft x 13.25 Ft

Family room 18.58 Ft x 10.92 Ft  
 Storage 13.92 Ft x 3.33 Ft  
 4pc Bathroom Measurements not available  
 Living room 15.92 Ft x 12.33 Ft  
 Kitchen 20.92 Ft x 8.92 Ft  
 Dining room 16.92 Ft x 9.33 Ft  
 2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX First

<http://www.samolschewski.com/>

**RE/MAX**

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

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

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