



2433 28 Avenue Calgary Alberta

\$899,900

Fully developed home with a South facing backyard on a quiet Cul-de-sac location in the inner city community of Richmond! Brick and Stucco exterior, a main floor den, 4 bedrooms, 3.5 baths and a double detached garage. Enter into 10' California style ceilings a front walk in closet and main floor office space with 8' solid core doors. Hardwood flooring guides you throughout the open design from the side lifestyle room to the back dining area with a raised 2 sided gas fireplace wrapped in stone. An entertainment style kitchen offers all the prep space you'll need with a plethora of storage complete with extended height cabinetry, a gorgeous waterfall stone island, soffit filler, stone backsplash, pantry cabinet, built in speakers, Jenn-Air appliances, gas range and commercial style hood fan. Access to the dining area as well as the fully fenced and landscaped yard via the garden door for ease of entertaining and brilliant summer time BBQ's. Open glass rail inserts guide you to the upper level boasting 10' ceilings, a skylight, two generously sized bedrooms with swing door closets, an upper laundry room with cabinet storage and wash basin and a 5 piece main bathroom with double vanity. The primary bedroom located to the back of the home is a relaxing retreat with large south facing window, an enormous boutique style walk-in closet with built-in shelving and a spa inspired en-suite bath with heated floors, dual sinks, a full size tile and glass shower with shower bench and freestanding soaker tub. The fully developed lower level has 9' ceilings, newer carpet and is developed with large family room, a massive built in wet-bar, 4 piece bathroom and a guest bedroom with it's own walk-in closet. Walking distance to Richmond elementary school, located just outside a playground zone and only 5 blocks to all the amenities you crave in Marda Loop and transit this is the perfec...

Other 5.42 Ft x 6.25 Ft

4pc Bathroom 5.00 Ft x 8.75 Ft

Other 6.50 Ft x 6.08 Ft

Bedroom 15.42 Ft x 10.33 Ft

Furnace 11.83 Ft x 8.92 Ft

Recreational, Games room 17.08 Ft x 19.08 Ft

Dining room 8.00 Ft x 11.17 Ft

Kitchen 18.50 Ft x 12.75 Ft

Other 4.83 Ft x 7.58 Ft

Bedroom 11.42 Ft x 10.17 Ft

Bedroom 15.42 Ft x 9.42 Ft

Primary Bedroom 14.17 Ft x 13.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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

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Other	6.17 Ft x 6.75 Ft	5pc Bathroom	5.17 Ft x 11.17 Ft
Office	7.92 Ft x 9.08 Ft	Laundry room	5.50 Ft x 9.42 Ft
2pc Bathroom	6.58 Ft x 4.50 Ft	5pc Bathroom	9.58 Ft x 13.25 Ft
Living room	14.83 Ft x 14.50 Ft		