



## 247 Union Avenue Calgary Alberta

\$650,000

Set in the heart of Seton, next to parks and pathways and in walking distance to area shops, this stunning home is beautifully designed with upgraded features and a chic modern aesthetic you will instantly fall in love with. The curb appeal is on point, with manicured garden beds and a covered front porch. A transom window over the front door brings tons of light into the entryway, which leads to a sunny living room. Luxury vinyl plank flooring sets a stylish tone that continues throughout the home. The open floorplan flows through the dining area and into a gorgeous gourmet kitchen. An elevated monochromatic palette blends crisp white quartz counters and subway tile backsplashes with sleek grey cabinetry and upgraded stainless appliances. The French door refrigerator and gas stove are highlights, and an eat-up island is a focal point for entertaining. The pantry provides room to stock up on your favourite snacks and staples, so you'll always be ready for guests, and a powder room completes this level. Upstairs, the primary bedrooms is a spacious and serene retreat at the back of the house, with a full ensuite and a huge walk-in closet. A thoughtful layout is amazing for a busy family, with a bonus room forming a hub alongside the laundry room and a well-appointed main bath. The secondary bedrooms are on the opposite side for a wonderful sense of quiet and privacy. Top-down, bottom-up blinds in all the bedrooms allow you to customize your perfect amount of sunlight at any time of day. Downstairs, the basement awaits your finishing ideas - will you go with a home theatre, gym? An office or a spare room? Why choose? There is space for all your activities here. This home also has air conditioning for year-round comfort. Outside, the deck enjoys southern sunshine most of the day; great for your tan, plants, and summer get-togethers while kids and pets play on the lawn....

Living room 18.00 Ft x 12.75 Ft

Dining room 12.75 Ft x 9.00 Ft

Kitchen 15.83 Ft x 12.75 Ft

2pc Bathroom Measurements not available

Primary Bedroom 12.42 Ft x 10.92 Ft

Other 9.33 Ft x 4.50 Ft

4pc Bathroom Measurements not available

Bedroom 13.08 Ft x 8.83 Ft

Bedroom 9.50 Ft x 9.58 Ft

Bonus Room 13.50 Ft x 9.83 Ft

4pc Bathroom Measurements not available

Laundry room 7.33 Ft x 4.92 Ft

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Listing Presented By:



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