



3201 Vercheres Street Calgary Alberta

\$1,650,000

This family home is on a fantastic 6,006 sqft lot in the heart of beautiful Upper Mount-Royal. It has over 4,800 sqft of living space. With four large bedrooms up, the primary having a 5-piece ensuite and private deck overlooking the back yard. There is a full bathroom and loft area that could be used as an office, play area or for working out. A wonderful white kitchen with large island, granite counter tops, stainless steel appliances, and adjoining eating area. Two living rooms with wood burning fireplaces, dining room and office/flex room complete the main floor. The many windows create an abundance of natural light through both main floor levels. There is a fifth bedroom in the basement with another bathroom. A large open room ideal for an entertainment area or gym. The washer and dryer are in a huge laundry room. The home boasts a new roof, furnaces, humidifiers, thermostats. New carpet and has been freshly painted inside and out. The Southwest facing back yard is fully fenced has a covered area, maintenance free decking with lots of space for entertaining and a grass garden. The detached garage has an oversized door to accommodate larger vehicles. Take a stroll to many shops, cafes restaurants and schools. (id:6769)

3pc Bathroom 7.83 Ft x 6.83 Ft

Bedroom 13.42 Ft x 11.42 Ft

Laundry room 13.33 Ft x 11.42 Ft

Recreational, Games room 31.50 Ft x 14.67 Ft

Furnace 14.58 Ft x 10.33 Ft

Kitchen 15.75 Ft x 12.50 Ft

Living room 16.33 Ft x 16.33 Ft

Dining room 15.83 Ft x 13.75 Ft

Family room 23.50 Ft x 15.08 Ft

Other 11.92 Ft x 14.67 Ft

Office 12.00 Ft x 11.08 Ft

2pc Bathroom 4.83 Ft x 4.67 Ft

Other 12.17 Ft x 5.58 Ft

Primary Bedroom 25.00 Ft x 14.00 Ft

Bedroom 11.08 Ft x 13.00 Ft

Bedroom 13.08 Ft x 9.50 Ft

Bedroom 13.00 Ft x 10.08 Ft

5pc Bathroom 15.08 Ft x 13.75 Ft

4pc Bathroom 10.00 Ft x 5.75 Ft

Listing Presented By:



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