



## 3203 27 Street Calgary Alberta

\$1,500,000

Step into your own private sanctuary on this remarkable 9,472 square foot corner lot, one of the neighborhood's largest and discover a home that truly has it all. From the moment you arrive, you'll fall in love with the rare double attached front garage, a long, welcoming driveway, and a charming covered porch. The home is wrapped in durable composite siding. Towering mature trees and thoughtfully designed landscaping frame this residence, offering both beauty and privacy. Just a short distance from downtown, this home delivers the ultimate in convenience. Imagine walking to your favorite cafe for morning coffee, picking up groceries on the way back, or catching the bus to work in seconds. Commuters will appreciate the effortless in and out access from this coveted corner position, making every trip a breeze. Inside, timeless craftsmanship meets modern comfort. The heart of the home is a gourmet kitchen featuring solid wood cabinets, gleaming stainless steel appliances, and smooth granite counters that invite culinary adventures. Rich hardwood flows beneath your feet through most of the upper level and you'll find elegant wood baseboards and doors throughout, lending a warm, inviting ambiance. Gather around the original detailed ceiling in the formal dining room for holiday dinners and family games nights. Turn the three spacious main level bedrooms into whatever your heart desires, from cozy retreats to productive home offices. The five piece bathroom pampers you daily with dual granite topped sinks and a tub surround. Venture downstairs and the sunshine pours in through large basement windows, thawing away any notion of a drab lower level. Here you'll find two more generous bedrooms ideal for teens or guests, a sprawling laundry room and a bright three piece bath that keeps everything convenient and organized. Outside, your private oasis awaits. A sturdy deck ove...

3pc Bathroom 5.00 Ft x 6.83 Ft

Family room 11.08 Ft x 14.42 Ft

Recreational, Games room 10.58 Ft x 13.50 Ft

Bedroom 10.17 Ft x 14.17 Ft

Laundry room 8.25 Ft x 10.42 Ft

Bedroom 12.33 Ft x 13.00 Ft

Living room 12.42 Ft x 16.67 Ft

Dining room 12.42 Ft x 13.33 Ft

Kitchen 12.33 Ft x 12.67 Ft

Primary Bedroom 11.17 Ft x 13.25 Ft

Bedroom 10.08 Ft x 11.25 Ft

5pc Bathroom 6.83 Ft x 7.67 Ft

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Listing Presented By:



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**RE/MAX**

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

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Furnace 10.00 Ft x 14.67 Ft

Bedroom 8.58 Ft x 10.50 Ft