



## 348 Avonburn Road Calgary Alberta

\$839,900

\*\*\*OPEN HOUSE Sat 16th and Sun 17th 2-4pm\*\*\* EXQUISITE 4-BEDROOM RAISED BUNGALOW | COMPLETELY REBUILT IN 2008 | VAULTED CEILINGS | DOUBLE DETACHED GARAGE | BARRIER-FREE ACCESSDiscover an unparalleled gem nestled in the heart of Acadia! This stunning bungalow stands as a testament to unrivalled craftsmanship and uniqueness, redefining luxury living in this coveted locale. Set on a serene street enveloped by majestic MATURE TREES, this home epitomizes the essence of Acadia living at its finest. Completely reconstructed from the ground up in 2008, this home boasts an expansive finished living space spanning over 3200 sq ft, designed for modern comfort and functionality. As you step inside, be captivated by the meticulous attention to detail and superior quality evident in every corner. The open-concept layout, enhanced by soaring VAULTED CEILINGS, welcomes you warmly, showcasing immaculate finishes and thoughtful design. The main level encompasses two bedrooms, ideal for a home office or nursery, alongside a generous primary bedroom boasting a WALK-IN CLOSET and a cozy gas fireplace. Indulge in the luxurious DUAL VANITY ENSUITE featuring a jetted soaker tub, a spacious tiled shower stall with benches, and a convenient linen closet. The main floor kitchen and living spaces exude brilliance and functionality. Revel in the modern kitchen equipped with top-tier stainless steel appliances, including a 36" DUAL FUEL WOLF RANGE, a central island with a breakfast bar, and ample storage, including a corner pantry. Additionally, enjoy the convenience of a strategically placed laundry room in close proximity to the bedrooms. The lower level, benefiting from the raised bungalow design, surprises with soaring ceilings that eliminate the basement feel. Here, discover two additional generously sized bedrooms, a well-appointed 4-piece bathroom, and a splendidly designed rec room complet...

4pc Bathroom 8.17 Ft x 10.08 Ft

Other 9.67 Ft x 3.67 Ft

Bedroom 13.00 Ft x 21.25 Ft

Bedroom 16.67 Ft x 17.17 Ft

Recreational, Games room 24.25 Ft x 24.83 Ft

Foyer 6.00 Ft x 11.17 Ft

Kitchen 12.00 Ft x 17.92 Ft

Laundry room 5.92 Ft x 9.00 Ft

Living room 12.58 Ft x 19.33 Ft

Other 7.25 Ft x 8.08 Ft

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

Listing Presented By:



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(CENTRAL)**

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Furnace 17.42 Ft x 15.58 Ft

2pc Bathroom 4.75 Ft x 4.92 Ft

5pc Bathroom 11.17 Ft x 12.67 Ft

Dining room 7.33 Ft x 19.33 Ft

Bedroom 11.67 Ft x 10.50 Ft

Primary Bedroom 16.83 Ft x 17.67 Ft

Other 7.08 Ft x 9.00 Ft