



## 3502 5 Street Calgary Alberta

\$725,000

FULLY DEVELOPED // 4 BEDS + 3.5 BATHS // LOW MAINTENANCE BACKYARD // DOUBLE GARAGE // UNDERGROUND SPRINKLERS // AIR CONDITIONING // & MORE // Step into this Fully Finished, Semi-Detached Home where style meets functionality. Located on a corner lot, this home is spacious, open & bright! The Front Entry is welcoming & offers a Flex Space off the front which could be used as a second Living Room, Play Room for Kids or perhaps an Office. 9' Ceilings & Hardwood Floors span the Main Level as the Kitchen, Dining Area & Family/Living Room seamlessly flow together. The Kitchen offers a large Centre Island with seating for 4, a spacious Pantry, Quartz Countertops & Stainless Steel Appliances to include a Gas Stove, Built-In Microwave & Refrigerator with Water/Ice. Plenty of space for a large Dining Table! The Family/Living Room offers a cozy Gas Fireplace & access out to the Backyard, which is virtually maintenance free with a concrete Patio & landscaping to include artificial turf. The Upper Level has been upgraded to Vinyl Plank Flooring and offers a Primary Retreat complete with 5 Piece En-Suite with Soaker Tub, Dual Sinks & Glass Shower. The Walk-In Closet is spacious & offers plenty of storage. Upper Laundry, a 4-Piece Bath, Bedroom #2 & Bedroom #3 completes this level. The Basement is Fully Finished and offers many options for furniture placement. Set-up a Media/Entertainment Area as well as a Flex Area for either Workout Equipment, a Poker or Foosball Table, an Art/Crafts Space or simply another Play Area for the Kids. A Built-In Bar, Storage Room, another 4-Piece Bath & Bedroom #4 with Walk-In Closet completes this level, with Vinyl Plank Flooring throughout too. Air Conditioning included! With only minutes to Downtown via Edmonton Trail or Deerfoot Trail, this is a fantastic opportunity in a quiet, accessible location close to Pathways & Parks. Book a viewing today...

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 12.83 Ft x 9.92 Ft

Bedroom 13.00 Ft x 9.83 Ft

Primary Bedroom 18.00 Ft x 13.33 Ft

Recreational, Games room 13.00 Ft x 19.25 Ft

Furnace 8.67 Ft x 6.33 Ft

2pc Bathroom Measurements not available

Dining room 13.17 Ft x 9.92 Ft

Family room 13.17 Ft x 10.08 Ft

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

Listing Presented By:



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<http://meghanstang.com>

**RE/MAX**

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**4pc Bathroom** Measurements not available

**Other** 7.00 Ft x 6.75 Ft

**Bedroom** 9.92 Ft x 12.42 Ft

**Kitchen** 17.17 Ft x 15.92 Ft

**Living room** 11.08 Ft x 13.25 Ft