



4325 13 Avenue Calgary Alberta

\$970,000

Welcome to this incredible modern CORNER LOT home that perfectly balances elegance and functionality. Upon entering the main floor, you'll be greeted by the warmth of wide plank hardwood flooring. The kitchen is a chef's dream, boasting high-end stainless-steel appliances, an OVERSIZED side by side refrigerator, and an impressive 12-foot quartz island that provides ample space for cooking and casual dining! The aesthetically pleasing formal dining area features a beautiful accent wall, making this spot an ideal setting for entertaining guests. Sit back and relax in your spacious living room where you'll find a floor to ceiling stone gas fireplace with a custom-built entertainment center. That beautiful hardwood floor continues on the upper floor with stunning light fixtures that add a touch of sophistication to each room. The Master Retreat is a true sanctuary, highlighted by a vaulted ceiling that enhances the sense of space and luxury. It includes a large walk-in closet with custom shelving and drawers, and a dual vanity 5pc ensuite bathroom with heated floors and equipped with a jetted tub and a steam shower, perfect for unwinding after a long day. The upper level also offers two spacious secondary bedrooms, a well-appointed 4-piece bathroom, and convenient upstairs laundry room with spectacular mosaic tiling. The basement is an entertainer's delight, featuring an oversized wet bar and a spacious open recreation room for hosting events. It also includes a large fourth bedroom with walk in closet and the potential for heated floors with rough-ins already in place. Additionally, the home is fully equipped with air conditioning, ensuring comfort throughout the year! The double detached garage is equipped with a gas line to allow for heater installation. This home combines luxurious living with thoughtful amenities, making it the perfect place to create lasting memori...

Recreational, Games room 5.72 M x 5.95 M
 Bedroom 3.95 M x 3.69 M
 4pc Bathroom 2.55 M x 1.47 M
 Furnace 1.67 M x 3.61 M
 Kitchen 4.74 M x 6.36 M
 Dining room 6.05 M x 3.29 M

2pc Bathroom 1.80 M x 1.52 M
 Primary Bedroom 3.82 M x 6.48 M
 5pc Bathroom 2.72 M x 6.18 M
 Bedroom 3.57 M x 3.58 M
 Bedroom 2.94 M x 4.27 M
 4pc Bathroom 2.68 M x 1.48 M

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

Listing Presented By:



Originally Listed by:
eXp Realty

<https://www.yycrealestategroup.com/>



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

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Living room 4.21 M x 3.65 M

Laundry room 2.67 M x 1.80 M