



715 49 Avenue Calgary Alberta

\$1,095,000

Stunningly renovated 4 bedroom bungalow fronting onto a green space and park, just down the street from the Britannia Plaza Shopping Centre. Within walking distance to the Elbow River as well as Stanely Park for tons of outdoor recreational opportunities. Then come home to a quiet sanctuary, meticulously renovated inside and out, top to bottom. Inside this open floor plan is quality craftsmanship, designer details and a casually elegant ambience. Sit back and relax in front of the fireplace flanked by built-ins in the welcoming living room while an oversized picture window streams in natural light. Centring the open concept space is the dining room, perfect for entertaining without obstructions to your conversations. The household's chef will love the gorgeous kitchen expertly combining style with function including stone countertops, full-height cabinets, high-end appliances - a smart fridge and a gas stove and a large island to casually gather around. Retreat at the end of the day to the luxuriousness of the primary bedroom complete with a custom walk-in closet and a lavish ensuite featuring dual sinks and an indulgent oversized rain shower. A second bedroom is a wonderful flex space for guests, children or a home office. Convene in the finished basement for movies and games nights in front of the built-in media centre. Cleverly one of the built-ins secretly opens, granting access to the utility room. Easily refill drinks and snacks at the wet bar, no need to climb back up the stairs. Also on this level are 2 more spacious bedrooms, a 3rd stylish bathroom and an appointed laundry room with storage and a sink. Enjoy the warmer months in the huge backyard, barbequing with friends while kids and pets play in the extensive grassy area all privately nestled behind the oversized double detached garage. Outstandingly located within walking distance to great schools, won...

Recreational, Games room 14.00 Ft x 15.58 Ft

Laundry room 9.50 Ft x 7.92 Ft

Furnace 12.33 Ft x 12.58 Ft

Bedroom 12.33 Ft x 11.08 Ft

Bedroom 12.33 Ft x 11.17 Ft

4pc Bathroom Measurements not available

Dining room 4.33 Ft x 16.42 Ft

Kitchen 10.25 Ft x 18.83 Ft

Primary Bedroom 14.33 Ft x 11.83 Ft

Bedroom 9.67 Ft x 11.33 Ft

4pc Bathroom Measurements not available

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

Listing Presented By:



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Living room 11.67 Ft x 12.42 Ft