



# 92 Burma Star Road Calgary Alberta

\$1,059,000

**\*\* Open House: Friday, 5 pm to 7 pm \*\*** This is the one you have now found this stunning infill designed by one of Calgary's leading developers namely Slokker Homes and Porada Design Group! You can be assured that meticulous attention has been paid at every needed level to ensure that the maximum available living space has been realized in each room. You will of course find soaring 10-foot ceilings and, not to be out done, the floors all gleam with gorgeous hardwood flooring throughout. The high-quality finishing chef-inspired kitchen includes a stainless-steel appliance package by FISHER & PAYKEL. Upstairs the master bedroom boasts a large ensuite bathroom with a separate bathtub and of course a walk-in closet. Next, we find two additional bedrooms thoughtfully placed and perfectly designed to thoughtfully include an all-inclusive laundry room complete with bright and abundant natural light. Bonus! The basement has been painstakingly renovated to include a guest bedroom, a 3pc bathroom, a custom-designed wet bar, an entertainment room, a bonus storage space plus finally, a utility room that includes in-floor heating rough-ins. Your new home includes a luxury Carriage 1 bedroom legal suite that includes a full kitchen, a 4 piece bathroom, and a laundry room.

**\*\*The Carriage legal suite is an additional 498 sq ft that is not included in the RMS measurements. Room dimensions on the Carriage legal suite: Living Room: 10'11" X 10' 3", Kitchen: 9'9" X 9'0", Master Bedroom: 10'1" X 9'7." The RENT 'currently' is remunerated at \$1,500 per month but is open to renegotiation at move-in and at the new owner's discretion. So, that means at YOUR discretion! And finally, the coup de grace! A thoughtfully and environmentally consciously planned and fully landscaped backyard that offers privacy via the inclusion of complete fencing to ensure 100% privacy occurs during summer BBQ's. ...**

Primary Bedroom 4.75 M x 4.01 M  
 Bedroom 3.73 M x 3.63 M  
 Bedroom 3.66 M x 2.87 M  
 Laundry room 2.19 M x 1.80 M  
 5pc Bathroom 5.31 M x 1.96 M  
 4pc Bathroom 2.51 M x 1.78 M

Storage 5.18 M x 1.73 M  
 Furnace 2.90 M x 2.44 M  
 Living room 5.61 M x 4.70 M  
 Dining room 14.80 M x 6.11 M  
 Kitchen 4.44 M x 4.40 M  
 Foyer 2.54 M x 1.22 M

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

Listing Presented By:



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Bedroom 4.11 M x 3.25 M

Other 2.34 M x 1.42 M

Recreational, Games room 5.18 M x 4.50 M

2pc Bathroom 1.50 M x 1.37 M

3pc Bathroom 2.87 M x 1.80 M