



130 226 Avenue Calgary Alberta

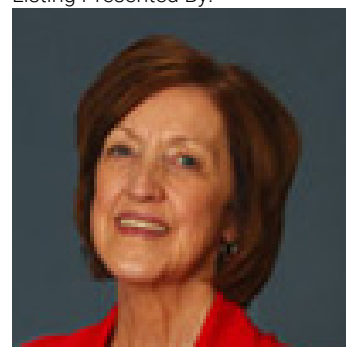
\$3,300,000

ATTENTION INVESTORS/DEVELOPERS! THIS IS A RARE FIND! Executive home on 11.7 acres within Calgary City Limits, nestled in private beautiful treed setting. This is an opportunity to own a holding property for future development, presently in process of new area structure plan with City of Calgary. Custom-built bungalow with 4,438 sq. ft. of developed area. Raised basement provides large windows on the lower level. Exceptional quality with functional floor plan and upgrades throughout. High ceilings, beautiful hardwood, travertine flooring, dream kitchen, 2 grand fireplaces, central A/C and so much more. Total of 5 bedrooms (one upper can be used as den or bedroom), 3 1/2 baths. Massive kitchen features imported travertine flooring, tons of custom cabinets and counter space, Wolf appliances. and huge walk-in pantry. Main floor laundry/mud room with walk-in closet. Stunning living room with stunning woodburning fireplace and built-in shelving, formal dining room with garden doors to covered screened deck. Massive master bedroom features exquisite ensuite and huge custom walk-closet. Main floor den (or bedroom) is bright and spacious. Professionally developed basement with huge family games room, large windows, 3 additional bedrooms (one with ensuite), bathroom, and storage room. Oversize triple attached garage (in-floor heat), paved circle drive, hard pack driveway. Additional shop/barn with in-floor heat. Natural pond, parklike setting. Drilled well, septic tank and field. Must view to appreciate. (id:6769)

Bedroom 13.58 Ft x 11.17 Ft
Bedroom 13.25 Ft x 13.25 Ft
Family room 28.50 Ft x 24.17 Ft
Other 15.17 Ft x 7.33 Ft
4pc Bathroom 10.92 Ft x 4.92 Ft
3pc Bathroom 12.92 Ft x 6.58 Ft
Kitchen 15.42 Ft x 15.17 Ft
Dining room 17.25 Ft x 9.50 Ft

Living room 21.83 Ft x 15.58 Ft
Breakfast 14.42 Ft x 9.50 Ft
Foyer 9.83 Ft x 8.25 Ft
Laundry room 10.08 Ft x 9.33 Ft
Primary Bedroom 17.33 Ft x 14.58 Ft
Bedroom 17.33 Ft x 9.92 Ft
2pc Bathroom 5.92 Ft x 5.58 Ft
5pc Bathroom 12.42 Ft x 101.92 Ft

Listing Presented By:



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