



## 2312 5 Avenue Calgary Alberta

\$1,099,000

Discover a remarkable opportunity with this expansive family residence, set on a lush 42x130 lot featuring a partial basketball court. Built in 2004, this home combines modern design with generous space, perfect for both family living and entertaining. The inviting exterior and entryway open to a versatile main floor layout, including a dedicated office, a formal dining area, and a great room with a striking 18-foot ceiling. The chef's kitchen is a highlight, boasting new quartz countertops, extensive maple cabinetry, a walk-through pantry, and stainless-steel appliances. Upstairs, you'll find three spacious bedrooms, including a master suite with a luxurious ensuite that has heated floors and a walk-in closet. One of the bedrooms also features its own private balcony with city views. The lower level is thoughtfully designed with under-slab heating and includes a media room wired for sound, a guest suite, and a full bath. Additional features include cherry hardwood flooring, a maple staircase, soaring ceilings, air conditioning, and a triple detached insulated garage. Recent updates include new carpeting on the upper level, a new stove, and a new hood fan. Situated in one of Calgary's most desirable neighborhoods, this home offers convenient access to schools, parks, pathways, and downtown. Professionally cleaned and ready for you to move in! (id:6769)

Wine Cellar 3.67 Ft x 5.67 Ft  
Family room 26.17 Ft x 15.25 Ft  
Laundry room 8.25 Ft x 6.58 Ft  
Bedroom 17.92 Ft x 8.17 Ft  
4pc Bathroom .00 Ft x .00 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Dining room 15.58 Ft x 9.50 Ft  
Office 9.08 Ft x 13.58 Ft  
Other 9.67 Ft x 15.42 Ft

Breakfast 8.83 Ft x 7.08 Ft  
Living room 17.92 Ft x 16.00 Ft  
Bedroom 13.67 Ft x 11.25 Ft  
Bedroom 16.42 Ft x 9.83 Ft  
Primary Bedroom 14.50 Ft x 12.25 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Other 7.00 Ft x 3.08 Ft  
5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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<http://homecarerealty.com/>



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