



## 2919 14 Avenue Calgary Alberta

\$1,079,900

This is the home you've been waiting for - a combination of premium location, huge mature lot, excellent layout, and beautiful finishes unlike anything else in the area. This outrageously gorgeous, rare 3-bedroom, 2-bathroom bungalow boasting over 2000 sq ft of completed living space is located in the highly coveted St. Andrews Heights community is just a short stroll from Foothills Hospital and the University of Calgary. Boasting lush landscaping and captivating curb appeal, this home exudes timeless mid century family vibes. Situated on a spacious 53 x 120' lot with a south-facing yard, it's drenched in natural light all day long. Meticulously maintained by its current owner, this property radiates pride of ownership with numerous upgrades. Step inside to a warm and inviting living room, highlighted by a stunning wood-burning fireplace with a natural stone surround. The sunlit main floor, adorned with gleaming hardwood floors and bay windows in the living room make eating meals so relaxing especially with the dining room overlooking the sensational landscaping in the rear yard. The open-concept layout seamlessly connects the living, dining, and kitchen areas, making it perfect for entertaining friends and family. The kitchen, completely renovated in 2017 by Denca, is a chef's dream with tropical olive cabinets, upgraded granite countertops, stylish full-height cabinetry, and stainless steel appliances. A skylight and bay window further illuminate this bright and airy feel and would make any cook feel pampered. Enjoy your morning coffee or host evening gatherings in the expansive backyard with a majestic elm tree as the centerpiece, offering breathtaking views to the south and a perfect setting for outdoor entertaining and evening BBQs with friends and family. The generously sized master bedroom includes a walk-in closet, providing ample storage. Two additional be...

Bedroom 4.72 M x 4.29 M

3pc Bathroom .00 M x .00 M

Workshop 3.33 M x 2.95 M

Recreational, Games room 7.64 M x 2.74 M

Kitchen 3.56 M x 2.57 M

Primary Bedroom 4.01 M x 3.07 M

Bedroom 3.56 M x 2.90 M

4pc Bathroom .00 M x .00 M

Dining room 3.56 M x 2.92 M

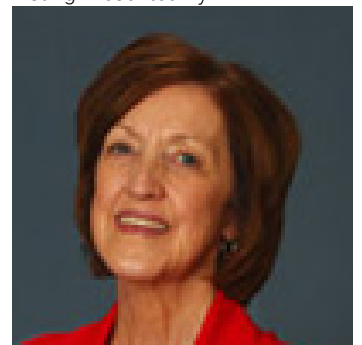
Bedroom 3.63 M x 2.77 M

Living room 4.80 M x 3.96 M

Foyer 2.01 M x 1.88 M

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

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty



**CIR**

**REALTY**

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca