



3111 5 Street Calgary Alberta

\$1,149,900

WOW!! It is an exceptional transitional home with a perfect blend of character and loaded with modern touches you'd expect. On one of Mount Pleasant's most beautiful, quiet, tree-lined streets, this immaculate 3-story boasts an impressive 2980 square feet AG, with a fully finished lower level. Fabulous floor plan with a formal dining area, large entertainer's kitchen and 12-foot island, three beautiful living rooms, a back mudroom, five spacious bedrooms with walk-in closets, 4.5 baths, upper wet laundry, and a unique dual master 2nd floor! The finishes include wide plank hardwood flooring, quartz counters, dual-tone cabinets, high-end stainless steel appliances with a built-in 48" fridge, Induction cooktop, designer lighting and plumbing fixtures, and built-in custom closet organizers. The fully developed lower level includes a wet bar, theatre room, full bath, and bedroom. Exceptional workmanship throughout. Enjoy the sunny west backyard, accessible through patio doors off the main floor, fully landscaped composite decking, pergola, and outdoor living space. One of the area's finest locations. Close proximity to 4th Street dining and shops, schooling, seconds to Confederation Park and one of Calgary's best ODRs! (id:6769)

Laundry room 10.33 Ft x 5.83 Ft
 Primary Bedroom 13.67 Ft x 13.00 Ft
 Bedroom 13.83 Ft x 12.08 Ft
 4pc Bathroom 10.92 Ft x 6.00 Ft
 6pc Bathroom 14.58 Ft x 8.83 Ft
 Bonus Room 21.83 Ft x 21.33 Ft
 Bedroom 13.50 Ft x 12.25 Ft
 Bedroom 13.83 Ft x 12.08 Ft
 4pc Bathroom 9.33 Ft x 8.00 Ft
 Family room 18.75 Ft x 17.00 Ft

Other 10.58 Ft x 6.33 Ft
 Bedroom 14.50 Ft x 12.00 Ft
 3pc Bathroom 9.17 Ft x 5.75 Ft
 Kitchen 17.50 Ft x 13.58 Ft
 Dining room 14.00 Ft x 13.58 Ft
 Living room 13.67 Ft x 13.00 Ft
 Foyer 7.17 Ft x 7.00 Ft
 Other 11.00 Ft x 5.83 Ft
 2pc Bathroom 5.75 Ft x 5.00 Ft

Listing Presented By:



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 RE/MAX Real Estate (Central)

<http://www.rossaitken.ca/>



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REALTY

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