



# 4175 28 Avenue Calgary Alberta

\$1,299,000

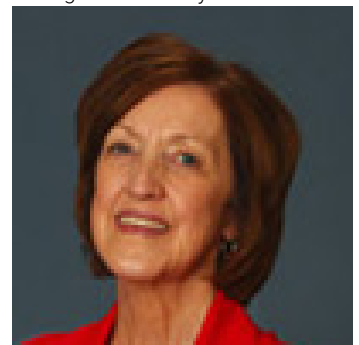
Welcome to your beautifully crafted, one-of-a-kind custom forever home! Nestled on a quiet street, this home provides both luxury and incredible family amenities. This corner lot, adjacent to a community playground, gives you both privacy and extra space to live and play. This home boasts many top-of-the-line upgrades including home audio system throughout, 9' ceilings on every floor, central vacuum system, in-floor heating throughout the basement and central Air Conditioning. With over 4,000 ft<sup>2</sup> of total living space, you will enjoy your private oasis. The main level features a large entry flowing into a living room with a stone fireplace and a beautifully lit home office. The chef's dream kitchen contains a large central island, granite counters and floor to ceiling cabinets. Completing this space is a dining area with additional storage, wine rack and beverage fridge. Behind the dining area, you can access your oversized double detached garage just off the mudroom and 2-piece main floor bath. Upstairs the large spaces continue with 3 huge bedrooms including a primary suite with soaker tub, separate glass shower, make-up station, water closet, in-floor heating and walk-in closet. This floor also has a huge laundry room with storage, shelves and a separate washing station. Downstairs, the lower level features a sizable games, family and theatre room with a wet bar and full-sized fridge. This floor also contains another 5-piece bath and two additional bedrooms. Outside, the fenced, fully landscaped yard, is a wonderful place to enjoy summer days. With generous spaces on both the west and east sides of the home, you have many options for places to relax, including a raised deck and fire pit. To complete this home there are two additional park pads, so you can keep your RV and boat right at home. The oversized garage contains many shelves and is roughed-in for heat. ...

5pc Bathroom 5.00 Ft x 11.58 Ft  
 Bedroom 11.58 Ft x 15.67 Ft  
 Bedroom 9.67 Ft x 17.42 Ft  
 Recreational, Games room 25.92 Ft x 17.33 Ft  
 Furnace 11.67 Ft x 14.08 Ft  
 2pc Bathroom 5.00 Ft x 6.00 Ft  
 Dining room 9.08 Ft x 17.83 Ft  
 Foyer 8.00 Ft x 9.92 Ft  
 Kitchen 12.42 Ft x 17.83 Ft  
 Living room 15.00 Ft x 14.75 Ft

Other 7.50 Ft x 11.33 Ft  
 Office 8.58 Ft x 14.83 Ft  
 5pc Bathroom 9.00 Ft x 13.25 Ft  
 5pc Bathroom 14.58 Ft x 12.50 Ft  
 Bedroom 13.25 Ft x 15.00 Ft  
 Bedroom 13.42 Ft x 15.00 Ft  
 Laundry room 9.08 Ft x 7.42 Ft  
 Primary Bedroom 13.50 Ft x 17.00 Ft  
 Other 7.50 Ft x 6.67 Ft

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

Listing Presented By:



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