



# 433 28 Avenue Calgary Alberta

\$1,299,900

Welcome to this astonishing THREE-STOREY detached infill property, situated in the tranquil community of Mount Pleasant, and is only a few blocks away from Confederation Park. Meticulously designed by Marygold Homes, this home offers a capacious, open floor plan, with over 3300 square-feet of living space, 4 bedrooms, and 4.5 bathrooms, and TWO BALCONIES, making it a flawless fit for families looking for a pleasant everyday living space. The main level features the dining room, situated at the front of the home, which brings in an ample amount of natural light, and central kitchen, which features elegant finishes, including full-height shaker cabinetry, a tile backsplash, as well as a custom-built hood fan canopy; the oversized island hosts a dual basin undermount sink and has bar-style seating. The living room comes complete with an inset gas fireplace surrounded with a custom built-in mantle. The mudroom features a built-in closet and bench, which is ideal for optimal organization, and also provides direct access to the fully fenced backyard. The second level comes complete with a bright bonus room, a secondary bedroom with a built-in closet and adjacent 4-pc bathroom, as well as an exquisite junior suite, which features a spacious custom-built walk-in closet and a 5-pc ensuite, with a dual-sink vanity, tiled shower, drop-in corner tub, and separate toilet access. The third storey is exclusive to the master suite, which comes complete with a vaulted ceiling, large windows, and an astonishing 5-pc ensuite which also features a dual sink vanity, a glass steam shower, a large soaker tub, separate toilet access, as well as capacious walk-in-closet. Adjacent to this space is a door which provides direct access from the ensuite to the south-facing balcony. The large loft/sitting area right outside of the primary suite features an ample amount of natural light, and lead...

- Bedroom 13.17 Ft x 8.83 Ft
- Bedroom 15.42 Ft x 10.67 Ft
- 5pc Bathroom 19.33 Ft x 5.00 Ft
- Laundry room 5.17 Ft x 6.92 Ft
- 4pc Bathroom 9.00 Ft x 5.08 Ft
- Bonus Room 14.08 Ft x 16.00 Ft

- Other 8.00 Ft x 7.25 Ft
- 4pc Bathroom 8.08 Ft x 6.92 Ft
- Bedroom 12.83 Ft x 10.33 Ft
- Living room 17.67 Ft x 16.00 Ft
- Other 5.33 Ft x 5.17 Ft
- Kitchen 19.83 Ft x 9.00 Ft

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Listing Presented By:



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CIR

REALTY

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5pc Bathroom 13.50 Ft x 10.33 Ft

2pc Bathroom 6.00 Ft x 5.42 Ft

Primary Bedroom 16.00 Ft x 11.83 Ft

Other 6.17 Ft x 6.50 Ft

Loft 14.25 Ft x 16.00 Ft

Dining room 14.08 Ft x 10.25 Ft

Recreational, Games room 16.00 Ft x 15.00 Ft