



## 525 30 Avenue Calgary Alberta

\$2,500,000

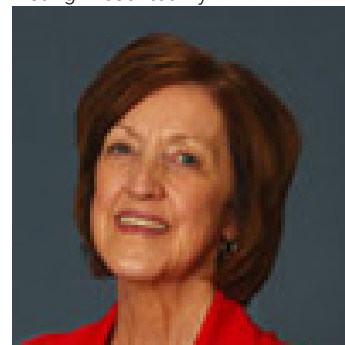
**\*\*OPEN HOUSE SATURDAY OCTOBER 12 FROM 3:00 - 4:30PM\*\*** Fabulous completely renovated executive two story home with outstanding indoor + outdoor living spaces + in fantastic Rideau Park location. This 3+1 bedroom home offers a total of 4527 square feet of living space, a very pleasing layout + large principal rooms. Renovated from top to bottom in the past decade with stylish palette. Welcoming main floor entrance opens to amazing living room with soaring ceilings, huge picture window + lovely wood burning fireplace. Adjoining it an elegant generous dining room ideal for large gatherings . Chef's kitchen with professional appliances, large island, an ample amount of counter + cabinet space + with bright informal dining nook overlooking the lovely backyard + with direct access to the extensive outdoor kitchen/entertaining area complete with 3 powered pergolas (2 are connected), built in BBQ + Smoker. Comfy great room off kitchen with wood burning fireplace. On this level is flexible space that is currently used as a home office with built ins, but can also be designated a fourth bedroom. Upstairs are 3 spacious bedrooms: The primary suite is generous in size with window seat, huge walk in closet + luxury spa bathroom complete with soaker tub, dual vanities + stand alone shower. Downstairs with polished concrete flooring offers a large family/tv room with gas fireplace, exercise room , guest room, full bath, laundry room (with shoot), + storage. The large flat backyard is impressive with lots of space for children to play as well as entertaining with an elaborate custom kitchen with powder coated cabinetry + custom concrete countertops. Front drive double attached garage is a welcome plus to this home. Ideally located for those attending Rideau Park school as it is just out the door. Also walk to Downtown, 4th Street shopping, the Glencoe Club + all amenities aro...

5pc Bathroom 12.00 Ft x 9.83 Ft  
 5pc Bathroom 9.25 Ft x 17.58 Ft  
 Bedroom 11.00 Ft x 13.83 Ft  
 Bedroom 17.83 Ft x 12.00 Ft  
 Primary Bedroom 19.75 Ft x 13.25 Ft  
 Other 9.67 Ft x 9.50 Ft

Family room 16.42 Ft x 18.25 Ft  
 Furnace 8.08 Ft x 9.83 Ft  
 2pc Bathroom 9.92 Ft x 5.50 Ft  
 Bedroom 13.75 Ft x 11.17 Ft  
 Breakfast 11.25 Ft x 8.50 Ft  
 Dining room 13.75 Ft x 15.33 Ft

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

Listing Presented By:



Originally Listed by:  
 Real Estate Professionals Inc.

<http://www.rooneycroninvalentine.com/>



CIR

**REALTY**

149 West Lakeview Point , Calgary, AB,

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

3pc Bathroom	14.58 Ft x 9.08 Ft	Family room	13.92 Ft x 13.67 Ft
Bedroom	12.50 Ft x 14.92 Ft	Foyer	8.42 Ft x 6.92 Ft
Exercise room	20.67 Ft x 15.00 Ft	Kitchen	14.83 Ft x 15.83 Ft
Laundry room	13.08 Ft x 14.17 Ft		