



1303 48 Avenue Calgary Alberta

\$780,000

OPEN HOUSE THIS SUNDAY AUGUST 31st FROM 11am-1pm! Welcome to this lovely bungalow, ideally situated on a giant lot in a tranquil neighborhood. This home showcases a stunning custom legacy kitchen, complete with premium upgrades such as dovetail drawers, a large island, a Miele fridge, a Wolf cooktop, a Bosch oven, and a touchless kitchen faucet. The electrical system has been thoughtfully upgraded with low-voltage pot lights throughout the main areas, all featuring sectional control. Enjoy the convenience of Lutron light switches with screwless plates, a whole-home surge protector, and a large projection TV with surround sound for your entertainment. Plumbing enhancements include elegant Kohler fixtures, a digital Kohler shower, and luxurious Robern cabinets and mirrors equipped with a defogger and night light. This home's structure is in excellent condition, featuring a new roof, a new furnace, air conditioning, a water softener, hardy board siding, irrigation, a tankless hot water system, and added insulation for improved efficiency. Safety is paramount, with features such as radon mitigation, low EMF levels, and a history of no fertilizers or pesticides used on the property. The double detached garage accommodates two vehicles, while the backyard offers a private oasis for relaxation. Located just minutes from downtown, North Haven provides easy access to playgrounds, schools, Nose Hill Park, the North Haven off-leash dog park, public transit, and convenient routes to 14th Street. This home truly has it all! Don't miss out--schedule your showing today! (id:6769)

3pc Bathroom 9.08 Ft x 9.17 Ft

Bedroom 8.83 Ft x 14.08 Ft

Recreational, Games room 22.17 Ft x 28.33 Ft

Furnace 9.50 Ft x 18.92 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 11.92 Ft x 10.00 Ft

Dining room 11.50 Ft x 9.08 Ft

Kitchen 18.33 Ft x 12.00 Ft

Living room 12.08 Ft x 18.67 Ft

Primary Bedroom 11.83 Ft x 18.33 Ft

Listing Presented By:



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



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca