



REALTOR®



## 15353 1 Street Calgary Alberta

\$699,900

SHOW HOME FOR SALE! The beautiful 'Alder' show home by Brookfield Residential is now for sale! This brand-new home is situated on a west-facing rear lot and includes countless upgrades throughout. Featuring 2 living areas, 3 bedrooms, 2.5 bathrooms and a fully legal 1-bedroom basement suite with side entrance! The open concept main level features a central gourmet kitchen which opens to both the living and dining spaces - making this the perfect home for entertaining! The kitchen is finished with full-height cabinetry, and a suite of built-in appliances including an electric cooktop, range hood and a wall oven and microwave. A wall of windows in the front living room allows for natural light to pour into the home all day long. The expansive main level living space is complete with a central fireplace and access to a front office / flex space perfect for a home office. Completing the main level is a rear mud room and a 2-pc powder room. The upper level features a central bonus room that separates the primary suite from the secondary rooms for added privacy. The primary suite includes a large walk-in closet and is complete with a full ensuite with walk-in tiled shower. Two more bedrooms, a full bathroom and laundry room complete the upper level. The side entrances on the main level leads to a fully legal, 1-bedroom basement suite including all appliances! The suite includes a comfortable kitchen, living and dining area with a private bedroom with a full 4-pc bathroom and laundry area. Completing the property is a large fenced backyard with a generous double vehicle parking pad. The property comes fully move-in-ready with central A/C, custom window treatments, upgraded railing, lighting, and wallpaper are just some of the features of this professionally designed show home model. Builder warranty and Alberta New Home Warranty allow you to purchase with peace of mind! D...

Other 11.17 Ft x 13.42 Ft

Living room/Dining room 8.92 Ft x 6.92 Ft

4pc Bathroom Measurements not available

Bedroom 9.83 Ft x 11.67 Ft

Laundry room Measurements not available

Great room 11.83 Ft x 16.42 Ft

Other 5.00 Ft x 6.25 Ft

2pc Bathroom Measurements not available

Primary Bedroom 11.83 Ft x 15.08 Ft

3pc Bathroom Measurements not available

Bonus Room 10.75 Ft x 12.50 Ft

Laundry room Measurements not available

4pc Bathroom Measurements not available

Bedroom 8.42 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:  
Charles

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



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Dining room 11.83 Ft x 15.00 Ft

Bedroom 8.33 Ft x 9.83 Ft

Kitchen 13.17 Ft x 11.25 Ft