



## 17200 Centre Street Calgary Alberta

\$1,450,000

2 ACRES INSIDE CITY LIMITS! This 3100sqft, solid built brick home includes 6 bedrooms and a triple garage! This property is currently perfect for large family wanting to live on an acreage without sacrificing any amenities the city provides but can also provide incredible holding or redevelopment potential (with City approval). This home is ideally located just 7 minutes to Cross Iron Mills Mall and Costco and under 25 minutes from downtown Calgary. A charming 100% brick exterior welcomes you home. An extra wide paved driveway provides a ton of parking for guests, RVs, and even space for basketball practice while your own vehicles stay out of the elements in the oversized garage. Over 3,110 sq. ft. inside this custom-built home is the perfect sanctuary for any family with tons of upgrades, including brand new \$19,000 boiler, a plethora of space, and a peaceful landscape. A quaint sunroom lets you enjoy the outdoors in almost any season. The front living room is a great space for entertaining or unwinding while the oversized window frames the lush greenery. Beautifully updated, the kitchen is the hub of the home featuring granite countertops, ash cupboards, recessed lighting, a massive breakfast bar island, an eating nook, and stainless steel appliances. Adjacent to the dining room is a casually elegant entertaining space complete with crown molding and a terrific built-in hutch for extra storage. Put your feet up in front of the classic wood-burning fireplace in the enchanting living room with a charming chalet feel thanks to the cedar ceiling, ash paneling, and marble feature wall. Poured concrete subfloor covered in tiles ensures your feet stay warm when hanging out in this room. The foyer perfectly balances function and style with a multipurpose closet to store away the seasonal clutter and a convenient main floor bedroom and 3-piece bathroom. 5 additional spaces...

Laundry room 11.84 Ft x 4.59 Ft

Furnace 19.00 Ft x 15.09 Ft

Living room 19.32 Ft x 15.68 Ft

Kitchen 19.59 Ft x 7.84 Ft

Breakfast 9.09 Ft x 6.17 Ft

Dining room 15.68 Ft x 11.25 Ft

Bonus Room 19.59 Ft x 9.19 Ft

Primary Bedroom 17.00 Ft x 15.16 Ft

Bedroom 13.32 Ft x 9.91 Ft

Bedroom 9.68 Ft x 8.43 Ft

Bedroom 12.01 Ft x 8.66 Ft

Bedroom 13.00 Ft x 11.91 Ft

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

Listing Presented By:



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**Family room** 15.26 Ft x 14.17 Ft

**Bedroom** 11.42 Ft x 11.09 Ft

**3pc Bathroom** Measurements not available

**3pc Bathroom** Measurements not available

**4pc Bathroom** Measurements not available

**Other** 12.43 Ft x 9.68 Ft