



1811 13 Avenue Calgary Alberta

\$925,000

****Charming Large Split Level Home in Prestigious Briar Hill!** This beautiful home exudes such style and character, it is certain to thrill! The thoughtfully designed floor plan, with the professional addition at the rear of the home, offers a seamless flow between the inviting living spaces. A formal living room / dining room combination leads from the main foyer, with bedrooms / bathroom off the foyer on the opposite side. At the heart of the home, the bright and stylish gourmet kitchen is both practical and elegant, providing the perfect space for cooking and gathering. Enjoy an adjacent eating nook that is open to the family room below. Descend to the professional addition, which now creates a delightfully bright "open plan" family room, with vaulted ceilings and a full height feature wood-burning fireplace! Enjoy the adjacent sumptuous master suite, complete with a spa-like ensuite bathroom. The basement is partly developed and features a stylish 4 piece bathroom, plus double french doors leading into the main recreational area. The sunny south-west deck and yard are large, allowing for extended "outdoor living space"! The double car garage is positioned perfectly to allow for the most spacious yard! ****Located in one of the city's most coveted communities, this Briar Hill gem provides the perfect combination of tranquility and urban convenience. Don't miss this rare opportunity!** (id:6769)

4pc Bathroom 7.50 Ft x 5.50 Ft
4pc Bathroom 8.25 Ft x 5.50 Ft
Bedroom 11.75 Ft x 11.75 Ft
Bedroom 12.83 Ft x 11.58 Ft
Breakfast 10.67 Ft x 9.00 Ft

Dining room 9.67 Ft x 11.50 Ft
Kitchen 10.42 Ft x 8.42 Ft
Living room 19.42 Ft x 13.33 Ft
4pc Bathroom 6.00 Ft x 9.92 Ft
Primary Bedroom 11.25 Ft x 17.00 Ft

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