



## 1826 32 Avenue Calgary Alberta

\$1,225,000

AMAZING VIEWS!!! Absolutely stunning home, over 2800 sq ft of beautifully finished living space with spectacular sunrise and sunset views. From the moment you walk into this grand home, you sense luxury and comfort. Loaded with built-ins, the large open concept living, kitchen and dining rooms are flooded with natural light and the 11 foot ceilings create an elegant space for hosting and entertaining. The 4 good sized bedrooms include a spacious master with sitting area, 5 piece ensuite and large walk-in closet. Two more bedrooms are on the upper level along with the laundry room and sitting area. The 4th bedroom and ensuite are located on the lower level along with mud room and second family room with gas fireplace and lots of built-ins. The separate entry and walk-out basement are perfect for a mother in-law suite or can easily be converted for air b and b. The 3rd level bonus area is a large open space that can be used as an office area, TV room, playroom, guest room or all of the above. This extremely well cared for home includes granite throughout, upgraded kitchen appliances, door, upper level deck, brand new garage floor, new high efficiency air conditioning unit and newly landscaped backyard with cobble stone patio. This home is perfectly situated close to fabulous restaurants, shops, parks, Marda Loop Community Association (with outdoor tennis courts, beach volleyball and outdoor skating rinks), The Giuffre Family Library and South Calgary's public outdoor pool and has easy access to Crowchild Trail, Glenmore Trail and a short drive or good walk to downtown. With 4 spacious decks, bonus loft with views, three full baths / 2 of which are ensuites, walk out basement with covered patio and an oversized double garage, this home has it all and with immense value. Please call to book your private viewing today! (id:6769)

5pc Bathroom 10.00 Ft x 8.75 Ft  
Primary Bedroom 13.00 Ft x 20.08 Ft  
Bedroom 10.00 Ft x 12.33 Ft  
Bedroom 9.67 Ft x 12.42 Ft  
Laundry room 7.92 Ft x 5.33 Ft  
4pc Bathroom 9.75 Ft x 4.92 Ft

Bedroom 12.67 Ft x 14.42 Ft  
Dining room 14.92 Ft x 13.67 Ft  
Other 6.42 Ft x 6.00 Ft  
2pc Bathroom 4.92 Ft x 4.92 Ft  
Kitchen 16.42 Ft x 12.25 Ft  
Pantry 3.83 Ft x 4.33 Ft

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

Listing Presented By:



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Family room 14.75 Ft x 31.17 Ft  
Office 9.83 Ft x 17.25 Ft  
Other 19.67 Ft x 12.83 Ft  
4pc Bathroom 7.83 Ft x 6.00 Ft

Eat in kitchen 6.17 Ft x 15.83 Ft  
Other 20.33 Ft x 7.58 Ft  
Other 9.42 Ft x 20.33 Ft