



## 2009 23 Avenue Calgary Alberta

\$1,089,000

**\*\*OPEN HOUSE SATURDAY & SUNDAY, JULY 20TH & 21ST @ 12-2 PM\*\* \*VISIT MULTIMEDIA LINK FOR FULL DETAILS\*** Say hello to this HIGHLY UPGRADED, BRAND NEW, MOVE-IN READY infill with stunning modern farmhouse curb appeal and interior design. This home boasts over 2,700 square feet of total living space, a sunny south-facing backyard, 4 bedrooms, 3.5 bathrooms, and a FULLY DEVELOPED basement. The bright main floor features soaring 10' ceilings, extra-large windows, wide-plank engineered hardwood floors, and trendy designer finishes throughout. A front dining room with a feature wall and a rear living room with a gas fireplace are perfect entertaining spaces in addition to the enormous, upgraded central kitchen. Boasting custom ceiling-height shaker-style cabinetry with under-cabinet lighting, an upgraded Bosch stainless steel appliance package including a gas cooktop and French door refrigerator, a huge 12' long island with stunning quartz counters, and a full set of pantry cabinets, this kitchen was designed to entertain! Upstairs, the second floor was designed to accommodate family life, with three large bedrooms, two full bathrooms, and a full walk-in laundry room with a sink. The sizeable primary suite features unique tray ceilings, oversized windows, and DUAL walk-in closets. The 5pc spa-level ensuite features a fully tiled shower with a bench and glass door, large vanity with double undermount sinks and quartz countertops, a free-standing soaker tub, and a formal water closet. Sizeable secondary bedrooms feature large windows and spacious closets, plus use of the main bath with tub/shower lock off and vanity with dual sinks. The fully-developed basement showcases 9' ceilings, in-floor heat rough-ins, a large rec room with a built-in entertainment console, a full wet bar, a large 4th bedroom, and a 4pc bathroom with a fully tiled tub/shower. Perfectly located in one of ...

Primary Bedroom 12.83 Ft x 12.58 Ft

Bedroom 10.33 Ft x 9.92 Ft

Bedroom 11.67 Ft x 10.42 Ft

Laundry room 7.33 Ft x 6.00 Ft

5pc Bathroom Measurements not available

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Recreational, Games room 18.83 Ft x 17.33 Ft

Storage 16.83 Ft x 5.83 Ft

4pc Bathroom Measurements not available

Living room 14.92 Ft x 14.50 Ft

Kitchen 16.42 Ft x 15.50 Ft

Dining room 13.33 Ft x 12.75 Ft

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

Listing Presented By:



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Bedroom 12.17 Ft x 11.17 Ft

2pc Bathroom Measurements not available