



2036 30 Avenue Calgary Alberta

\$1,799,900

Built by renowned Design Factor Homes with over 30 years of construction experience & a part of National New Home Warranty. Seldom do homes come to market with such attention to detail & quality construction - truly an engineers dream! Perched on 30th Avenue in coveted South Calgary with MOUNTAIN VIEWS & beautiful city vistas, this modern, elegant 3 bedroom home, built by Design Factor Homes offers over 3800 sq ft of exquisite, developed living space. The open & airy main level presents lofty ceilings, stylish light fixtures & feature concrete demising wall showcasing the front sitting area & spacious dining room with ample space to host family & friends. Create culinary masterpieces in the kitchen that's tastefully finished with quartz counter tops, island/eating bar, an abundance of storage (including pantry) & high-end appliance package. The living room is anchored by a feature fireplace & has direct access to the back patio. A 2 piece powder room completes the main level. Ascend the contemporary staircase with glass wall to the second level that hosts 3 bedrooms, a 5 piece main bath & laundry room with sink & plenty of storage. The spacious primary bedroom is a true oasis, boasting it's own wet bar, 2 walk-in closets & luxurious 6 piece ensuite with in-floor heat, dual sinks, relaxing freestanding soaker tub & rejuvenating steam shower. Revel in unobstructed mountain & city views from the rooftop patio - the perfect venue for morning coffee or watching a gorgeous sunset. Basement development includes a family/media room - perfect for game or movie night. A 3 piece bath & storage room are the finishing touches to the basement. A mudroom provides access to the heated double attached oversized garage with towering 13' ceiling. This meticulously built home is conveniently located within walking distance to vibrant Marda Loop & close to schools, shopping, River Park...

Family room 15.00 Ft x 23.83 Ft

Storage 7.50 Ft x 9.25 Ft

Other 8.75 Ft x 10.00 Ft

Furnace 9.42 Ft x 10.00 Ft

Other 7.50 Ft x 2.33 Ft

3pc Bathroom Measurements not available

Other 17.67 Ft x 13.17 Ft

2pc Bathroom Measurements not available

Laundry room 8.00 Ft x 12.92 Ft

Primary Bedroom 19.92 Ft x 15.42 Ft

Bedroom 11.00 Ft x 12.92 Ft

Bedroom 10.42 Ft x 14.25 Ft

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Listing Presented By:



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Kitchen 13.83 Ft x 17.17 Ft
Dining room 20.00 Ft x 10.00 Ft
Living room 20.00 Ft x 18.17 Ft

5pc Bathroom Measurements not available
6pc Bathroom Measurements not available