



2411 28 Avenue Calgary Alberta

\$1,424,900

Tucked into a quiet cul-de-sac just steps from the heart of MARDIA LOOP, this stunning luxury home combines thoughtful design, upscale finishings, and impressive versatility across four fully developed levels. The north-facing facade makes an elegant statement with a mix of BRICK, STUCCO, and SMARTBOARD siding, while the SOUTH BACKYARD offers sunshine and privacy all day long. Inside, the MAIN LEVEL features soaring 10' CEILINGS and wide-plank HARDWOOD floors, beginning with a welcoming FOYER with built-in bench and closet. The DINING ROOM sits at the front of the home, overlooking the peaceful street through oversized windows. At the heart of the home, the custom kitchen is both beautiful and functional with FULL-HEIGHT CABINETRY, a GAS STOVE, OVERSIZED FRIDGE, QUARTZ BACKSPLASH with ledge for spices, a WALL PANTRY, and an expansive island with storage on both sides. The bright LIVING ROOM spans the full width of the home and centres on a GAS FIREPLACE flanked by built-ins, with a sliding patio door for seamless indoor/outdoor living. A discrete hallway leads to the ENCLOSED MUDROOM with built-ins and a tucked-away POWDER ROOM positioned thoughtfully on the way to the basement. Upstairs, HARDWOOD stairs and flooring continue throughout the SECOND LEVEL, which includes a LAUNDRY ROOM with SINK and CABINETRY, a stylish 4PC MAIN BATH, and two additional spacious bedrooms. The serene PRIMARY RETREAT features a WALK-IN CLOSET and a designer ENSUITE with COMFORT HEIGHT DOUBLE VANITY, FREESTANDING SOAKER TUB, large tiled SHOWER with STEAM ROUGH-IN, ELECTRIC FLOOR HEAT, and premium fixtures. The THIRD LEVEL adds a bright and airy BONUS ROOM with WET BAR and access to two ROOFTOP BALCONIES offering both SOUTH and NORTH VIEWS, a full 4PC BATH, and a private BEDROOM ideal for guests or a home office. The FULLY FINISHED BASEMENT is complete with a large REC ROOM, another WET B...

Laundry room 8.00 Ft x 5.17 Ft
 Primary Bedroom 14.25 Ft x 12.00 Ft
 Other 8.00 Ft x 7.00 Ft
 Bedroom 12.67 Ft x 9.17 Ft

4pc Bathroom 11.00 Ft x 4.92 Ft
 Family room 18.33 Ft x 18.17 Ft
 Bedroom 11.75 Ft x 10.25 Ft
 4pc Bathroom 10.25 Ft x 4.92 Ft
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Bedroom	12.67 Ft x 9.50 Ft	Dining room	11.25 Ft x 10.08 Ft
5pc Bathroom	16.58 Ft x 8.58 Ft	Living room	19.00 Ft x 14.83 Ft
4pc Bathroom	8.00 Ft x 4.92 Ft	Kitchen	18.50 Ft x 14.83 Ft
Bonus Room	14.17 Ft x 13.67 Ft	Other	6.42 Ft x 5.92 Ft
Other	19.00 Ft x 13.50 Ft	2pc Bathroom	5.25 Ft x 4.92 Ft
Bedroom	10.92 Ft x 9.83 Ft		