



## 2413 52 Avenue Calgary Alberta

\$1,189,900

Legal Basement Suite, Sunny South Backyard, 3 Beds Up + 2 Down, and Green Space in front. Exclusive pre-sale opportunity on the highly sought-after North Glenmore Park. Built by Bright Custom Homes, the buyers have the opportunity to work with award-winning interior designer Alykhan Velji. This residence boasts a distinctive design and a meticulously planned layout. A total of over 2,829 SQFT includes a legal basement suite, a separate side entrance, and dedicated laundry facilities. As you step inside, a grand foyer welcomes you, leading to a main floor adorned with 10ft ceilings and hardwood flooring throughout. The formal dining room features custom wainscoting and is bathed in natural light from large windows. The impressive kitchen showcases a sprawling 12ft waterfall island, complemented by high-end Fisher & Paykel appliances, gold and black accents, white oak shaker cabinetry, a Venetian plaster chimney, a Black sill granite sink, and under-cabinet lighting with quartz countertops. The separate mudroom features lots of storage with built-ins and bench. The great room is highlighted by a custom gas fireplace with a plaster finish, white oak cabinet shelves, and an adjacent spacious mudroom with built-ins. Heading upstairs featuring hardwood flooring, a 9ft ceiling sets the stage for a primary bedroom with tray ceilings and wainscoting, along with a luxurious 5-piece ensuite featuring in-floor heating and a curbless steam shower. Two additional generously sized bedrooms, one with a walk-in closet, a 3-piece bath, and a laundry room complete the upper level. The fully finished legal basement suite features a sizeable rec room, a large kitchen, two additional bedrooms, and a 3-piece bath. Additional features include two furnaces with HRVs for enhanced efficiency and air quality, a Tankless water heater, custom built-in closets, rough-ins for A/C, ceiling speake...

Bedroom 10.17 Ft x 11.83 Ft

Bedroom 11.75 Ft x 11.67 Ft

Other 4.42 Ft x 4.67 Ft

3pc Bathroom 8.08 Ft x 5.00 Ft

Laundry room 8.08 Ft x 6.17 Ft

Other 8.08 Ft x 7.00 Ft

3pc Bathroom 5.00 Ft x 9.17 Ft

Bedroom 9.50 Ft x 11.67 Ft

Bedroom 9.50 Ft x 11.67 Ft

Kitchen 7.00 Ft x 12.50 Ft

Dining room 11.33 Ft x 10.83 Ft

Kitchen 10.00 Ft x 18.50 Ft

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Listing Presented By:



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Primary Bedroom 12.08 Ft x 14.42 Ft  
5pc Bathroom 9.92 Ft x 17.75 Ft  
Furnace 7.75 Ft x 7.50 Ft  
Great room 12.33 Ft x 15.67 Ft

Living room 13.50 Ft x 14.50 Ft  
2pc Bathroom 5.33 Ft x 5.00 Ft  
Foyer 7.00 Ft x 7.00 Ft