



## 25 Kirby Place Calgary Alberta

\$750,000

Welcome home to this beautifully fully renovated legally suited home on a picturesque street in the heart of Kingsland! The main floor features luxury vinyl plank flooring, a new kitchen with full height floor-to-ceiling cabinetry, subway tile backsplash, built-in coffee nook and upgraded stainless steel appliances. The spacious dining room has enough space to seat 6-8 people and a built in china cabinet. The living area features a large window allowing in an abundance of natural light and has enough room for any of your living room set ups. Completing the main floor you have three generously sized bedrooms and a bright and clean 4 piece bathroom. All main floor renovations were completed in 2022. The legal basement suite was completed in 2016 and features its own separate entrance and laundry. The suite features an open floor plan with a full kitchen equipped with stone counters and stainless steel appliances . The living area has an abundance of pot lights throughout allowing for a bright an open feel throughout the suite. The massive bedroom is large enough for a king bed and leads to the 4 piece bathroom accompanied by a spacious walk in closet. The backyard oasis is fully fenced and features a wooden patio, plenty of garden beds for the green thumb and has more than enough space to be able to build a garage. There is plenty of parking in the front of the home with the large driveway and carport. Notable upgrades include: triple pane windows (2022), Roof (2016), Hot Water Tank (2016). (id:6769)

4pc Bathroom 7.83 Ft x 9.25 Ft

Bedroom 12.92 Ft x 13.50 Ft

Living room 12.17 Ft x 28.25 Ft

Furnace 10.42 Ft x 15.08 Ft

4pc Bathroom 10.08 Ft x 5.08 Ft

Bedroom 9.75 Ft x 11.33 Ft

Primary Bedroom 12.25 Ft x 11.33 Ft

Bedroom 13.25 Ft x 8.42 Ft

Dining room 10.08 Ft x 8.33 Ft

Kitchen 13.67 Ft x 13.58 Ft

Living room 13.58 Ft x 19.00 Ft

Listing Presented By:



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