



## 2756 Grant Crescent Calgary Alberta

\$799,000

Welcome to your dream home—where timeless charm meets modern comfort! Step into a bright, inviting living room flooded with natural light from a stunning skylight, complemented by rich hardwood floors throughout. The gourmet kitchen is a chef's delight, boasting granite countertops, a gas range, tile floors, ample cabinetry, and a large island perfect for meal prep and entertaining. A picturesque window overlooks the beautifully landscaped backyard, adding a serene touch to your cooking space. The primary bedroom continues the hardwood theme and features a custom California Closet. A door off this room offers the potential for direct backyard access with the addition of stairs. The elegant 4-piece main bathroom includes heated tile floors—perfect for chilly mornings. Downstairs, the fully finished basement offers a spacious family room with a cozy potbelly stove, built-in TV and speakers (included), a guest bedroom, a luxurious 3-piece bathroom with a steam shower and heated floors, and a convenient laundry area. Extensive upgrades add peace of mind, including updated electrical, plumbing, insulation, a new furnace (2021), hot water tank (2017), and central A/C (2024). A reverse osmosis system and Kinetico water softener ensure top-quality water throughout. Step outside to a massive backyard and oversized single garage. Located on a quiet street yet just minutes from schools, shops, restaurants, and downtown, this lovingly maintained home is a rare find. Don't miss your chance to make it yours! (id:6769)

3pc Bathroom 5.58 Ft x 18.00 Ft  
Family room 13.17 Ft x 21.67 Ft  
Bedroom 9.58 Ft x 8.67 Ft  
Laundry room 8.08 Ft x 15.42 Ft  
Other 3.75 Ft x 5.58 Ft

Living room 12.92 Ft x 14.33 Ft  
Kitchen 10.17 Ft x 14.00 Ft  
Primary Bedroom 12.67 Ft x 12.92 Ft  
4pc Bathroom 8.33 Ft x 10.00 Ft

Listing Presented By:



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