



3611 Umber Place Calgary Alberta

\$1,475,000

Huge Price reduction, Welcome to this rare and remarkable opportunity in the highly sought-after community of University Heights. Situated on an expansive, massive large pie shaped lot, this home offers a truly park-like setting, a retreat just moments from all major amenities, great schools, hospitals, U of C, transit, and more. With over 2,500 sq ft above grade and an additional 935 sq ft on the lower level, this well-designed home offers 5 spacious bedrooms and 3.5 bathrooms, providing plenty of space for families of all sizes. Inside, you'll find a large kitchen with stainless steel appliances, a central island, and a generous dining area complete with a cozy wood-burning fireplace. The covered back deck—equipped with a built-in heater and 2 BBQ gas line—is perfect for year-round enjoyment. The main level also features a bright living room, dedicated office (or optional 6th bedroom), laundry room with sink, and ample storage throughout. The primary suite is a true retreat with a walk-in closet and a private ensuite featuring a sit-down shower. All bedrooms are generously sized, offering great flexibility and comfort. Downstairs, the fully developed basement includes a large recreation room with a gas fireplace, space for a home gym or second office, bedroom and additional bathroom, plus a possibility an additional bedroom, and more storage options. The heated double garage features an epoxy floor and massive attic space for added storage or creative use. Homes like this on lots this size rarely come available. Don't miss your chance to own a unique property in one of Calgary's most desirable inner-city neighborhoods. (id:6769)

Bedroom 10.08 Ft x 10.92 Ft
 Bedroom 12.25 Ft x 11.92 Ft
 4pc Bathroom 4.92 Ft x 11.92 Ft
 Primary Bedroom 21.92 Ft x 18.83 Ft
 4pc Bathroom 7.92 Ft x 8.08 Ft
 Bedroom 14.58 Ft x 10.42 Ft
 4pc Bathroom 4.92 Ft x 8.25 Ft
 Bedroom 11.25 Ft x 12.33 Ft

Family room 14.17 Ft x 12.58 Ft
 Storage 9.92 Ft x 13.25 Ft
 Other 12.67 Ft x 9.67 Ft
 Kitchen 12.92 Ft x 13.42 Ft
 Dining room 12.75 Ft x 13.42 Ft
 Other 8.58 Ft x 4.67 Ft
 2pc Bathroom 5.00 Ft x 9.92 Ft
 Laundry room 8.58 Ft x 13.33 Ft

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Listing Presented By:



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Exercise room 11.25 Ft x 12.58 Ft

Living room 25.75 Ft x 13.33 Ft

Recreational, Games room 20.00 Ft x 12.58 Ft