



# 4012 3 Street Calgary Alberta

\$839,900

Brand New Semi-Detached infill with Legal Basement Suite (subject to permits + approval by City) in the Wonderful Community of Highland Park. Abundance of Natural Light on all 3 Levels. Inside this Modern Home, you'll find an open-concept Main Floor with Neutral Wide Plank Floors under 9-ft Painted Ceilings. The Front Foyer offers a convenient Closet overlooking the open Dining area with views of the West Facing Front Yard. The Central Kitchen features Quartz Countertops set against a Contemporary Tile Backsplash with Custom Cabinetry with Soft-Close Hardware, Gas Stove, Built-in Hoodfan, Microwave and Huge Quartz Island that offers Bar Seating, perfect for Casual Dining and Entertaining. To the Rear of the Home the Great Room features a Gas Fireplace with Tile Surround to the Ceiling and a Mudroom makes this Home Floorplan great for Busy Families with Kids, Sports Gear, and Groceries in Tow. Upstairs you will find a Master Bedroom with a Walk-in Closet with Built-ins and a Lavish 5 Piece Ensuite boasting Dual Sinks, a Deep Soaker Tub, a Separate Over-sized Shower and Heated Floor. Completing this upper Level is Two Good-Sized Bedrooms, Main Bathroom and Laundry Room with Laundry Sink. In the Legal Basement Suite in the Lower Level is a Open Kitchen with Quartz Countertops, Electric Stove, full sized Refrigerator, Dishwasher & Microwave/Hoodfan. Large Living Room Area, Big Bedroom and a Conveniently located Stacked Washer and Dryer. This Home is Close to Schools, Public Transportation, Confederation Park, Golf Course, Playgrounds and so much more. (id:6769)

- 4pc Bathroom .00 Ft x .00 Ft
- Family room 15.75 Ft x 15.00 Ft
- Kitchen 19.00 Ft x 8.83 Ft
- Bedroom 13.00 Ft x 9.17 Ft
- Kitchen 15.67 Ft x 13.58 Ft
- Living room 16.08 Ft x 13.58 Ft
- Dining room 12.42 Ft x 10.83 Ft

- 2pc Bathroom .00 Ft x .00 Ft
- Primary Bedroom 12.33 Ft x .67 Ft
- Bedroom 12.08 Ft x 9.75 Ft
- Bedroom 10.58 Ft x 9.17 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- 5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE BENCHMARK



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