



## 434 28 Avenue Calgary Alberta

\$1,000,000

OPEN HOUSE JULY 12 (11am-1:00pm). Discover unparalleled luxury and modern design in this exquisite, newly constructed detached residence, perfectly situated in the highly sought-after inner-city community of Mount Pleasant. This stunning home offers over 2,500 square feet of meticulously designed living space, featuring four spacious bedrooms and three-and-a-half elegantly appointed bathrooms. It flawlessly combines contemporary sophistication with practical comfort, built to exacting standards through advanced off-site controlled construction methods. This innovative approach ensures enhanced precision, superior quality control, reduced material waste, and consistent build standards throughout the entire property. Step inside to be greeted by a bright, expansive open-concept floor plan, accentuated by impressive 9-foot ceilings and rich engineered hardwood flooring that extends throughout the home. The heart of this residence is its chef-inspired kitchen, a culinary masterpiece boasting custom cabinetry with soft-close drawers and doors, state-of-the-art stainless steel appliances, and a thoughtful layout engineered for both aesthetic appeal and supreme functionality. Ascend to the upper level, where the spacious primary suite awaits as a serene and private retreat. It features a spa-like ensuite bathroom designed for ultimate relaxation and ample closet space to accommodate all your needs. This floor also includes two additional well-sized bedrooms and a conveniently located upper-level laundry room, enhancing the functionality and ease of family living. The lower level presents an exceptional opportunity, poised to be finished entirely to the buyer's choosing. This allows for the creation of a personalized space that could encompass a generous recreation area, a stylish wet bar, an additional bedroom, and a full bathroom—ideal for hosting guests, enjoying quiet eve...

Other 6.67 Ft x 6.67 Ft

Dining room 10.50 Ft x 15.67 Ft

Kitchen 9.08 Ft x 20.92 Ft

Living room 10.58 Ft x 15.17 Ft

Storage 4.75 Ft x 4.92 Ft

2pc Bathroom 4.92 Ft x 5.58 Ft

Bedroom 9.00 Ft x 12.83 Ft

Bedroom 10.08 Ft x 10.92 Ft

Laundry room 4.92 Ft x 5.92 Ft

Office 4.33 Ft x 6.00 Ft

4pc Bathroom 5.42 Ft x 9.75 Ft

5pc Bathroom 8.92 Ft x 11.17 Ft

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Listing Presented By:



Originally Listed by:  
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