



## 436 28 Avenue Calgary Alberta

\$1,035,000

OPEN HOUSE - SATURDAY AUGUST 30 (12:00pm-2:00pm). 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. We have also recently refreshed the kitchen with a brand-new tile facelift, reflecting our commitment to buyer feedback and an even more polished interior. 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 fully finished lower level is thoughtfully designed for entertainment and leisure. It encompasses a generous recreation area, a stylish wet ba...

Family room 11.25 Ft x 20.75 Ft

Bedroom 12.58 Ft x 14.42 Ft

4pc Bathroom 5.00 Ft x 10.17 Ft

Other 6.58 Ft x 6.75 Ft

Kitchen 9.25 Ft x 20.92 Ft

Dining room 8.08 Ft x 13.92 Ft

2pc Bathroom 4.92 Ft x 5.58 Ft

Primary Bedroom 11.67 Ft x 13.00 Ft

Bedroom 10.08 Ft x 10.92 Ft

Bedroom 9.00 Ft x 12.83 Ft

Other 4.33 Ft x 5.92 Ft

Laundry room 4.92 Ft x 6.00 Ft

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Listing Presented By:



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eXp Realty

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Living room 10.58 Ft x 15.25 Ft

Other 4.92 Ft x 6.25 Ft

4pc Bathroom 5.42 Ft x 9.83 Ft

5pc Bathroom 8.00 Ft x 11.92 Ft