



512 54 Avenue Calgary Alberta

\$1,299,000

This stunning new home in Windsor Park offers modern design, thoughtful layout, and premium finishes. Designed by John Trinh & Associates Inc., this residence features over 2,751 SQFT of living space, including a legal basement suite with a separate side entrance and dedicated laundry facilities, making it ideal for additional income or extended family. Upon entering, a grand foyer welcomes you into an open-concept main floor with 11-ft ceilings and engineered hardwood flooring throughout. The formal dining area, highlighted by large windows, provides an elegant space for gatherings. The chef's kitchen is a true centerpiece, featuring a oversized island, high-end appliances, and under-cabinet lighting with quartz countertops. The great room boasts a custom three sided gas fireplace with a luxury finish, built-in shelving, and a spacious mudroom with built-ins, ensuring both style and functionality. Upstairs, the 9-ft ceilings create a bright and airy atmosphere. The primary bedroom is a luxurious retreat with vaulted ceilings and large windows that offer ample natural light. The 5-piece ensuite is spa-inspired, complete with make up desk, in-floor heating, a double vanity, a soaker tub, and a steam shower rough-in. Two additional spacious bedrooms, one with a walk-in closet and direct access to a 3-piece bath, as well as a convenient laundry room, complete the upper level. The fully finished legal basement suite provides a fantastic opportunity for rental income or multi-generational living. It includes a spacious rec room, a full kitchen, two large bedrooms, and a 3-piece bathroom. Additional features of this home include two furnaces with HRVs for optimal efficiency and air quality, custom built-in closets throughout, Garage Heater rough-ins and rough-ins for A/C. The double garage offers ample storage, while the home's prime location provides easy access to downtown...

Furnace 13.58 Ft x 5.67 Ft
Bedroom 10.92 Ft x 8.50 Ft
Family room 10.00 Ft x 11.17 Ft
Other 11.50 Ft x 11.17 Ft
Laundry room 6.08 Ft x 3.25 Ft
4pc Bathroom 7.67 Ft x 7.50 Ft
Bedroom 14.50 Ft x 11.75 Ft
Other 5.42 Ft x 6.92 Ft
Dining room 13.67 Ft x 11.17 Ft

Other 21.92 Ft x 13.50 Ft
Other 4.00 Ft x 5.17 Ft
Pantry 4.08 Ft x 6.42 Ft
Living room 16.00 Ft x 13.00 Ft
Other 12.67 Ft x 3.92 Ft
Primary Bedroom 11.67 Ft x 13.67 Ft
5pc Bathroom 18.25 Ft x 9.83 Ft
Laundry room 9.17 Ft x 5.83 Ft
4pc Bathroom 5.00 Ft x 9.67 Ft

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