



## 7619 Ogden Road Calgary Alberta

\$799,000

How would you like to pick your colors and styles? If purchased before the cutoff, you can choose your paint, hardware, tile flooring, backsplash, as well as hardwood flooring, counters & much more, you have the opportunity to make this home your home by acting quickly! Home has a SEPARATE ENTRANCE and a LEGAL BASEMENT SUITE (subject to approval from the City). The estimated possession is for October / November 2024. With 10 ft main floor, 9 ft upper floor and 9 ft basement ceiling, this is an exceptionally modern fully developed 5 BEDROOM HOME built with amazing quality & functionality in mind in the community of Ogden. This fabulous floor plan boasts a large open concept and has a gorgeous kitchen, with high-end S.S appliances. The dining room, living room & kitchen are all designed for comfort & entertaining. 10 ft main floor ceiling allows for abundance of natural light with oversized windows & doors adds to its charm. The bedrooms are all a generous size & the dream ensuite is absolutely gorgeous, you'll never want to leave. The primary suite has 14 ft VAULTED CEILINGS & an incredible walk-in closet big enough for the shopaholic, oh and UPPER LAUNDRY too! The FULLY DEVELOPED LEGAL SUITE in the LOWER LEVEL (subject to approval from the City) is also very large & open, it includes a beautiful rec room, BEDROOMS 4 & 5, a full bathroom & your own private laundry room. It also has oversized windows for tons of natural light. The detached garage is also a generous size, just steps away from your beautiful newly sodded & fenced quiet backyard. Close to the city center, transit, schools, shopping & tons of amenities. The building is conveniently located within walking distance to the future green line Ogden LRT station, walking paths and off-leash dog parks, and easy access to major highways. This community features an indoor rink, outdoor swimming pool, tennis ...

Bedroom 13.75 Ft x 10.83 Ft

Bedroom 10.17 Ft x 10.33 Ft

4pc Bathroom 6.75 Ft x 6.17 Ft

Bedroom 9.75 Ft x 11.92 Ft

Bedroom 11.00 Ft x 9.75 Ft

Primary Bedroom 14.00 Ft x 13.50 Ft

Listing Presented By:



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RE/MAX Real Estate (Central)

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