



10 St Julien Drive Calgary Alberta

\$839,900

This exquisite Brownstone townhouse in highly sought-after Brighton Court is conveniently situated in the heart of Marda Loop, one of Calgary's most vibrant communities. The meticulous attention to detail from the design of the floor plan to the quality of the finishes, sets these Brownstone townhomes apart. As you enter this residence, you'll be captivated by the spacious floor plan, accentuated by 9 ft ceilings and large windows that create an open and airy atmosphere throughout. This beautiful recently renovated traditional home boasts over 2,634 sq ft of living space on 3 levels, 3 bedrooms and 3.5 baths. You are welcomed into the home by an exposed aggregate patio in front, leading into a warm and welcoming foyer. Hardwood floors flow throughout the main level, which also includes an expansive formal dining room and a cozy living room with a gas fireplace. The gourmet kitchen is a chef's dream, with new stainless steel appliances including a Viking gas range, new custom cabinetry with new quartz countertops plus plenty of counter and cabinet space, and a convenient peninsula that seats four and allows access through French doors to an outdoor patio area. Additionally providing discreet access to a main 2 piece bath plus access into the attached double garage. The upper floor is a sanctuary of comfort and luxury where you will find a bonus room area, three spacious bedrooms, including a luxurious primary suite featuring a private balcony, perfect for enjoying your morning coffee or a glass of wine at the end of the day. The spa-like 4 piece ensuite is simply stunning, with glass shower and separate deep soaker tub, and walk-in closet 2 other spacious bedrooms with generous storage space, updated 4 piece main bath plus laundry complete the upstairs. The fully developed lower level creates the perfect space for families including a large family room, recreation r...

Family room 19.83 Ft x 13.33 Ft
 Recreational, Games room 15.17 Ft x 9.92 Ft
 3pc Bathroom .00 Ft x .00 Ft
 Foyer 5.00 Ft x 8.00 Ft
 Living room 14.33 Ft x 12.00 Ft
 Kitchen 20.58 Ft x 11.08 Ft

Bonus Room 11.42 Ft x 10.50 Ft
 Primary Bedroom 14.25 Ft x 12.08 Ft
 Bedroom 11.92 Ft x 9.50 Ft
 Laundry room 5.42 Ft x 4.50 Ft
 Bedroom 10.25 Ft x 9.67 Ft
 4pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Dining room 14.33 Ft x 8.00 Ft

4pc Bathroom .00 Ft x .00 Ft

2pc Bathroom .00 Ft x .00 Ft