



# 1109 Dorchester Avenue Calgary Alberta

\$2,499,900

Open House Saturday January 18th 1:00-3:00. Imagine a big beautiful walk-out bungalow that was lovingly constructed only 11 years ago on this 50 foot lot with a south backyard exposure. This home was created to enjoy this absolutely magnificent community with the ability to age in place. With a total of almost 4300 sq feet it is the perfect home in any stage of life. It will work for a family and seamlessly take you into your retirement years. There is an elevator so you will never have to worry about having to do the stairs. As you enter, you will fall in love with the warm and inviting classic finishings. The office is perfectly located off of the main entrance. Once you step into the living area you will know this home was built for entertaining. A stunning space for your baby grand piano and large enough to handle all of your family and friends. The dining area is open to the living room, however, closed off from the beautiful kitchen. The chef can create culinary masterpieces in private while everyone mingles. Walk through the butler's pantry and appreciate this beautiful kitchen with a newer massive refrigerator/freezer, a steam oven and Miele stove top. There is a sweet breakfast nook to enjoy your morning beverage. Have a look under the sink and notice the clever built-in vacuum. The primary bedroom features a large walk-in closet and a pretty 5 piece ensuite with an air jet soaker tub. Both the kitchen and primary bedroom have access to your upper deck with views of the beautifully landscaped backyard. The second bedroom has a brand new 4 piece ensuite and large walk-in closet. The 2 piece guest bathroom completes this level. Take one of the two staircases to the basement or take the elevator. This area features huge windows allowing the sunshine to pour in. This making this area not feel like a basement at all. The family room features a wet bar with dis...

Bedroom 14.75 Ft x 14.83 Ft

3pc Bathroom 8.00 Ft x 9.08 Ft

Family room 14.58 Ft x 41.25 Ft

Media 13.33 Ft x 21.00 Ft

Wine Cellar 5.92 Ft x 10.00 Ft

Laundry room 7.25 Ft x 7.42 Ft

Other 6.33 Ft x 8.67 Ft

Dining room 12.50 Ft x 15.08 Ft

Breakfast 9.25 Ft x 9.42 Ft

Kitchen 9.50 Ft x 14.75 Ft

Pantry 7.33 Ft x 8.00 Ft

Living room 17.50 Ft x 24.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX Realty Professionals

<http://www.kimvink.com/>

**RE/MAX Realty Professionals**

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Other 7.00 Ft x 7.58 Ft

Workshop 7.75 Ft x 14.50 Ft

Furnace 6.00 Ft x 15.50 Ft

Storage 3.25 Ft x 9.75 Ft

Office 9.00 Ft x 9.83 Ft

Primary Bedroom 15.17 Ft x 15.33 Ft

5pc Bathroom 5.92 Ft x 14.75 Ft