



# 1122 Talon Avenue Calgary Alberta

\$2,249,000

A stunning bungalow 2700+ sq. ft. This elegant home is located in the heart of Upper Mount Royal facing quiet Talon Park. This well built home has great curb appeal, features a 14.5 foot ceiling with skylights, wood burning fireplace, high end appliances in a very impressive kitchen - really a cooks dream Kitchen! You enter the home to a notable Grand Foyer, flanked by a traditional living room and formal dining room both looking onto Talon park. Large living-family rooms on both main and lower floors. Five bedrooms, four bathrooms, TV/ gym room, games room; 9 foot ceilings with fireplace on lower adding to 5400 sq ft of total living space. Dual dressing rooms in large Master Bedroom, dual sinks with jacuzzi and heated floors in Master Bath. Window security shutter systems in Master Bedroom and Kitchen. Audio system throughout the house, sectional air conditioning and heating. Auto irrigation system, Enjoyable side patio with direct access to kitchen offers a private setting looking onto a beautiful neighborhood. Attached heated double garage with rear alley access and a huge storage room underneath. (Access through basement.) Very Low maintenance house. Don't miss the opportunity to call this beautiful bungalow your home! (id:6769)

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|--|---------------------------------|
| Family room 17.75 Ft x 17.67 Ft              | Storage 18.33 Ft x 17.75 Ft     |
| Foyer 14.17 Ft x 8.67 Ft                     | Living room 18.92 Ft x 14.92 Ft |
| Recreational, Games room 32.58 Ft x 17.58 Ft | Other 16.00 Ft x 8.33 Ft        |
| Media 17.92 Ft x 21.83 Ft                    | Dining room 17.00 Ft x 14.92 Ft |
| Furnace 10.00 Ft x 8.50 Ft                   | 2pc Bathroom 4.42 Ft x 4.58 Ft  |
| Bedroom 13.83 Ft x 10.58 Ft                  | Other 6.42 Ft x 3.58 Ft         |
| 4pc Bathroom 13.83 Ft x 5.08 Ft              | Kitchen 22.50 Ft x 21.17 Ft     |
| Bedroom 16.67 Ft x 10.83 Ft                  | Den 16.33 Ft x 10.58 Ft         |
| Bedroom 13.75 Ft x 10.42 Ft                  | Bedroom 15.92 Ft x 9.92 Ft      |
| Other 12.08 Ft x 7.42 Ft                     |                                 |

Listing Presented By:



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**RE/MAX Realty Professionals**

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