



1220 Gladstone Road Calgary Alberta

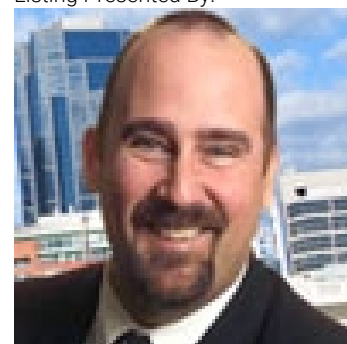
\$1,249,900

* OPEN HOUSE SUNDAY JULY 7TH, 1-3 PM * BEST VALUE UNDER \$1,250,000 | LOCATION LOCATION LOCATION! | This beautifully crafted home with 4 bedrooms (3 up/ 1 down), 3.5 baths and over 3100 TOTAL Sq Feet is only a few steps from Calgary's most VIBRANT inner city community - KENSINGTON. With a WALKING SCORE OF 95 this home features a gourmet kitchen with QUARTZ countertops, UPGRADED appliances, A/C, 10 Ft CEILINGS, 13' FT ISLAND and wide plank oak HARDWOOD floors. This OPEN CONCEPT main floors boasts CEILING HEIGHT cabinetry with CROWN MOLDING, half washroom, large windows allowing for an array of NATURAL LIGHT, stand alone WINE FRIDGE, abundance of cabinet space, under mount lighting, COFFERED CEILING, gas FIREPLACE, stunning front entrance and MUD ROOM. Upstairs you'll find the primary bedroom with a generous walk-in closet and HEATED ensuite, laundry room, additional two bedrooms and HEATED jack and jill washroom. Downstairs is comprised of a LARGE family room, wet bar with wine fridge and microwave, additional bedroom, storage and full washroom. Lastly, the backyard/deck is LOW MAINTENANCE, PRIVATE and flows seamlessly into the kitchen, perfect for summer barbecues. Additional features include BUILT IN SPEAKERS (Sonos Amp Included) VACU-FLOW with new attachments, INSULATED double garage, PAVED ALLEY, and rough-in for IN FLOOR HEATING in the basement. Don't miss out on this rare opportunity to live in the heart of Kensington, book your showing today! (id:6769)

5pc Bathroom 4.92 Ft x 12.75 Ft
 5pc Bathroom 5.83 Ft x 16.50 Ft
 Family room 12.83 Ft x 22.25 Ft
 Bedroom 11.33 Ft x 11.75 Ft
 Other 7.25 Ft x 10.50 Ft
 Furnace 6.50 Ft x 12.75 Ft
 3pc Bathroom 4.92 Ft x 7.58 Ft
 Other 5.83 Ft x 7.00 Ft
 Kitchen 10.50 Ft x 16.00 Ft

Dining room 10.17 Ft x 15.08 Ft
 Living room 14.17 Ft x 17.83 Ft
 Other 5.58 Ft x 8.00 Ft
 2pc Bathroom 4.83 Ft x 6.17 Ft
 Primary Bedroom 10.83 Ft x 12.50 Ft
 Bedroom 9.75 Ft x 14.08 Ft
 Bedroom 9.42 Ft x 12.75 Ft
 Laundry room 6.83 Ft x 9.42 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

<https://sowinskirealty.com/>

RE/MAX Realty Professionals

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

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