



12516 17 Street Calgary Alberta

\$559,000

SPACIOUS AND THOUGHTFULLY DESIGNED. With 3293 sq ft of DEVELOPED space, this 2 BED + FLEX and BONUS ROOM, 3.5 BATH home boasts a SUNKEN LIVING ROOM, a comfortable FINISHED BASEMENT WITH WET BAR, and a MASSIVE PRIMARY SUITE with HUGE ENSUITE and PRIVATE BALCONY. Why you will love this unit... Deceptively large and unassuming, this unit is brightly renovated with DURABLE LUXURY VINYL PLANK FLOORING and WALL TO WALL CARPETING a LIGHT AND BRIGHT UPDATED KITCHEN and richly veined ceramic WHITE TILES in large format. Step inside and be welcomed by a spacious entry with an open, airy ambiance throughout the main and upper floors. To the right, a bright breakfast nook awaits, with a nearby bathroom, laundry and garage access. A modernized kitchen boasts newer stainless steel appliances, sleek white quartz countertops, and a stylish white subway tile backsplash. Flow seamlessly from the kitchen into the open dining and living areas, anchored by a cozy wood burning fireplace with gas starter--perfect for family gatherings. Mirrored glass patio doors offer privacy and lead to a large, low-maintenance private backyard, ideal for summer enjoyment. The upper level presents a spacious primary suite designed for luxury, complete with a private balcony, a spa-inspired 5-piece ensuite with double vanity, quartz finishes, a deep soaker tub, and a bright walk-in shower area. A generous dressing closet adds functionality to this lavish retreat. An additional large bedroom, a beautifully appointed 4-piece bathroom and large open bonus room complete the upstairs. The lower level offers a versatile den (currently used as a guest suite) adjacent to an oversized 4-piece bathroom, a wet bar, and ample space for a family room, making it perfect for relaxing in or family nights. This thoughtfully updated home promises an exceptional lifestyle in the Heritage Woods complex renowned for its par...

4pc Bathroom 9.50 Ft x 5.33 Ft

5pc Bathroom 11.75 Ft x 11.75 Ft

Bedroom 13.17 Ft x 12.25 Ft

Family room 16.33 Ft x 19.92 Ft

Primary Bedroom 16.83 Ft x 19.25 Ft

Other 7.08 Ft x 12.58 Ft

4pc Bathroom 13.75 Ft x 7.92 Ft

Other 10.50 Ft x 6.33 Ft

Storage 4.33 Ft x 5.58 Ft

Storage 3.92 Ft x 6.17 Ft

Furnace 11.33 Ft x 8.42 Ft

Furnace 2.17 Ft x 2.17 Ft

2pc Bathroom 5.25 Ft x 8.00 Ft

Breakfast 10.42 Ft x 12.00 Ft

Dining room 18.00 Ft x 9.50 Ft

Foyer 12.00 Ft x 17.17 Ft

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Other 13.92 Ft x 11.50 Ft

Kitchen 11.33 Ft x 14.83 Ft

Recreational, Games room 26.00 Ft x 18.67 Ft