



# 1522 30 Avenue Calgary Alberta

\$1,499,900

Gorgeous executive home with top construction, design features + finishings , located in a quiet location overlooking South Calgary Park. Never lived in + ready for quick possession. This home offers 2,254 square feet above grade + a fully finished lower level, a total 4 bedrooms and 3.5 bathrooms + an elevator which provides access to all levels of this exceptional home. The quality is evident throughout with pristine hardwood flooring on main, staircase + second level, metal clad glass doors, black gridded windows, stylish fixtures + lighting choices, timeless red brick exterior. Welcoming entrance to this elegant home to the main floor with floor-to-ceiling black gridded feature windows, a central gas fireplace, and elegant hardwood floors welcome you into an open-concept living space with a central dining room and rear chef's kitchen. High-end Fisher Paykel stainless steel appliance package complements other designer finishes and an oversized central island. The kitchen's large window overlooks the low maintenance sunny south backyard with a generous deck, ideal for summer entertaining + double detached garage. An elegant hardwood staircase leads upstairs to the second level with 9 foot ceilings + 3 bedrooms. The primary bedroom offers an oversized walk-in closet, a custom fully tiled walk-in shower, dual vanity, private water closet and a freestanding soaker tub. The secondary bedrooms, featuring high-end carpet, share the main 4pc bathroom with undermount sinks, a private water closet and a tub/shower. Upstairs the third level is very generous in size offering options for the buyer with a layout that can accommodate a home office, sitting area, etc. The lower level also enjoys 9' ceilings and is fully developed with a large open recreation room, perfect for movies, games, a gym, and more. Also, a 4th bedroom, another 4-pc bath, and plenty of space for sto...

- Bonus Room 23.58 Ft x 19.83 Ft
- Family room 24.92 Ft x 15.08 Ft
- Bedroom 13.75 Ft x 10.50 Ft
- Kitchen 16.08 Ft x 13.83 Ft
- Dining room 14.67 Ft x 11.58 Ft
- Living room 14.67 Ft x 13.83 Ft

- 2pc Bathroom 5.58 Ft x 5.00 Ft
- 4pc Bathroom 9.08 Ft x 4.83 Ft
- Laundry room 9.50 Ft x 5.83 Ft
- Primary Bedroom 12.58 Ft x 12.33 Ft
- Bedroom 11.92 Ft x 9.75 Ft
- Bedroom 11.83 Ft x 9.67 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**

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Foyer 5.50 Ft x 5.00 Ft

Other 10.17 Ft x 5.33 Ft

4pc Bathroom 9.42 Ft x 7.92 Ft

5pc Bathroom 10.33 Ft x 6.67 Ft