

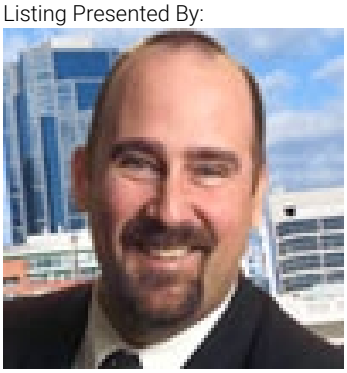
1703 107 Avenue Calgary Alberta

$850,000

A truly unique Braeside home on one of the largest corner lots in the community! Extensively renovated and thoughtfully customized, this character-filled bi-level offers an impressive 2,700 sq. ft. of finished living space, incredible versatility, and a backyard that feels like your own private retreat. Step inside and you're welcomed by a spacious and charming foyer, custom iron-pipe railing and staircase that leads into the heart of the home. The bright, open-concept living space is warm and inviting, centered around a wood-burning fireplace and large butcher-block island. The country-inspired kitchen features concrete countertops, SS appliances, gas stove, and built-in bench seating--creating great for everyday life and entertaining. Outside the home truly comes alive. The expansive corner lot offers south and west exposure, capturing sunshine throughout the day. A cozy covered seating area, private firepit, garden space, two sheds - one exceptionally well-built and professional, along with a large parking pad with room for vehicles, RV, boat, or future garage. The northeast corner of the property has also been approved for a large detached garage (Example pics 1 and 2 - ask us for permits and RPR). Back inside, the main floor offers a peaceful primary retreat complete with a walk-in closet and 2-piece ensuite that with a minor reno could easily convert to a full bath. Two additional generous bedrooms--ideal for a growing family with a stunning 5-piece bathroom featuring a walk-in shower, beautiful tile work, and thoughtful craftsmanship throughout to complete the main level. Downstairs, the possibilities continue with a separated one bedroom area with bar or kitchenette. This spacious living area also has a gas fireplace and gorgeous 4-piece bathroom--providing flexibility for extended family, guests, or additional living space. This level also features a flex ...

Recreational, Games room 19.83 Ft x 15.92 Ft
Bedroom 10.58 Ft x 9.42 Ft
Bedroom 11.58 Ft x 6.75 Ft
4pc Bathroom 9.50 Ft x 6.42 Ft
Laundry room 10.83 Ft x 10.67 Ft
Storage 6.58 Ft x 6.00 Ft
Living room 20.25 Ft x 16.67 Ft
Kitchen 16.58 Ft x 11.00 Ft
Dining room 11.00 Ft x 10.00 Ft
Primary Bedroom 14.25 Ft x 11.08 Ft
2pc Bathroom 5.67 Ft x 3.92 Ft
Bedroom 11.92 Ft x 9.83 Ft
Bedroom 11.17 Ft x 8.50 Ft
Foyer 7.92 Ft x 4.17 Ft
5pc Bathroom 11.08 Ft x 10.08 Ft

Listing Presented By:



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