



1915 107 Avenue Calgary Alberta

\$700,000

Welcome Home! Your next home has a winning combination with a spacious layout on a premium location situated across from a treed park on a highly desirable lot + 4 bedrooms on the upper level + impressive parking with two large double car garages + premium stucco and brick exterior construction + exceptional upgrades = a rare gem! You will enjoy living in this well maintained and designed 4-level split home with a seamless flow in the layout. Extensive upgrades include the architectural asphalt shingle roof (2020), Lennox furnace (2015), hot water tank (2015), central air conditioner (2015), window, door and decora electrical switch updates. Four indoor parking garage spaces await you. An amazing setup with two separate garages; your attached double garage is insulated and drywalled and your detached double garage is insulated, drywalled and heated with a children's play fort above and a workbench with cupboards. Additionally, this massive lot has room for parking an RV or boat. You will enjoy the serenity and peacefulness of this fully landscaped yard featuring beautiful gardens. Time for a tour of the home. Your upper level is well designed with 4 bedrooms including a spacious primary bedroom which has a three piece ensuite and walk-in closet. Three other bedrooms on this level are well situated with an additional 4-piece bath and linen closet. Your bright main level has premium oak hardwood flooring, a dining room area combined with a spacious living room with natural oak hardwood floors, access to the large upper laminated deck and a kitchen with a gas stove, filtered water system, garburator and banquette eating area. Your third level is great for entertaining friends and family with a large built-in wet bar, natural gas fireplace surrounded by brick, two built-in bookcases and oak wood paneling. Also, this level has a laundry area with a washer and gas dryer,...

Primary Bedroom 11.50 Ft x 14.25 Ft

Bedroom 11.50 Ft x 11.08 Ft

Bedroom 12.42 Ft x 11.58 Ft

Bedroom 10.58 Ft x 9.00 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

3pc Bathroom 7.25 Ft x 7.92 Ft

Den 7.17 Ft x 7.00 Ft

Living room 18.67 Ft x 12.83 Ft

Laundry room 12.08 Ft x 5.67 Ft

Kitchen 18.67 Ft x 8.17 Ft

Foyer 4.58 Ft x 10.67 Ft

Family room 23.33 Ft x 12.33 Ft

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Listing Presented By:



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Furnace 12.25 Ft x 11.08 Ft

Dining room 10.00 Ft x 10.50 Ft

Storage 5.75 Ft x 7.33 Ft

2pc Bathroom 4.42 Ft x 5.83 Ft

Recreational, Games room 14.00 Ft x 15.83 Ft