



## 2006 27 Avenue Calgary Alberta

\$1,299,900

Gorgeous fully developed 3 storey walkout dream home in a prime South Calgary location with over 3000+ sq ft of custom living area, FIVE outdoor areas and stunning downtown views! An enclosed front patio with sunny south exposure offers the first of many outdoor gathering spaces while also creating a welcoming first impression. Inside this stylish, contemporary home is an open concept floor plan that is bathed in natural light highlighted by hand selected finishes, extensive custom millwork, chic hardwood floors, built-in speakers, central air conditioning and a lavish designer style. A double sided fireplace with built-ins in the front-facing dining room bestows an inviting atmosphere for entertaining. The other side of the fireplace encourages you to put your feet up and relax in the warm and welcoming living room. Culinary adventures are inspired in the gourmet chef's kitchen featuring premium stainless steel appliances, a gas cooktop, quartz countertops, a plethora of full-height cabinets and a large centre water fall island with breakfast bar seating to informally convene around. Enjoy summer barbeques and time spent unwinding on the adjacent deck overlooking the tranquil yard. Ascend the open riser, glass railed staircase to the second bedroom level where the same hardwood floors are continued. The primary suite is an opulent oasis with an expansive custom large walk-in closet and a luxurious 6 piece ensuite boasting dual sinks, a jetted soaker tub, bidet and an oversized multi-head rain shower. Two additional bedrooms on this level share a chic barn door and the 4-piece bathroom. Also handily on this level is an enclosed laundry room with built-ins and sink. A very rare fully plumbed 3rd level family room is an amazing extra space for downtime and entertaining with the added convenience of a wet bar and powder room. Flanking this level are 2 large patios fo...

Laundry room 7.42 Ft x 6.00 Ft  
 Primary Bedroom 14.67 Ft x 14.00 Ft  
 Bedroom 10.00 Ft x 9.00 Ft  
 Bedroom 9.58 Ft x 9.00 Ft  
 6pc Bathroom .00 Ft x .00 Ft  
 4pc Bathroom .00 Ft x .00 Ft

Other 8.67 Ft x 6.42 Ft  
 Furnace 10.17 Ft x 7.42 Ft  
 Bedroom 14.67 Ft x 11.00 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Foyer 10.50 Ft x 6.33 Ft

Dining room 10.50 Ft x 13.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Media 23.42 Ft x 13.42 Ft

2pc Bathroom .00 Ft x .00 Ft

Family room 14.42 Ft x 12.00 Ft

Living room 14.67 Ft x 13.00 Ft

Other 19.33 Ft x 13.00 Ft

2pc Bathroom .00 Ft x .00 Ft