



## 2022 7 Avenue Calgary Alberta

\$1,799,900

This alluring traditional-style home has exceptional curb appeal, with its beautifully landscaped front yard and majestic trees inviting you to the front porch. A formal tiled foyer leads to refinished maple hardwood floors that flow throughout the main level, including a formal den featuring a fireplace and vaulted ceiling. The bright and airy dining room opens through a swinging door to a kitchen outfitted with high-end stainless steel appliances, including a gas stove, and finished with Brazilian quartz countertops in a stylish leather finish. The kitchen also offers a spacious sit-at island, an eating nook, ample cabinet storage, and a walk-in pantry. The family room is centred around a stone gas fireplace and opens to a private backyard with a stone patio perfect for outdoor dining. Additional backyard amenities include a firepit, climbing wall, and direct access to an expansive off-leash dog park. Providing a convenient and organized space for storing shoes, coats, and backpacks, the practical mudroom also features built-in lockers. An oversized double garage offers ample storage space and is wired for 220V. Upstairs, you'll find three generous bedrooms: the primary bedroom with vaulted ceilings, a large walk-in closet, and a luxurious 5-piece ensuite featuring dual sinks, a soaking tub, and a custom shower. The second bathroom also includes dual sinks. The fully developed lower level offers bright family and recreation rooms with large windows, in-floor heat, an entire laundry area with chutes from the upper floors, a large bedroom, and a storage room that could serve as an additional bedroom. This home's location is unbeatable, situated minutes from parks, the community sportsplex, Kensington's vibrant amenities, schools of all levels, shopping, downtown, public transit, and top medical centres. (id:6769)

Primary Bedroom 14.58 Ft x 14.58 Ft

Other 10.58 Ft x 6.58 Ft

5pc Bathroom 13.50 Ft x 12.17 Ft

Bedroom 17.83 Ft x 9.75 Ft

Other 5.58 Ft x 4.50 Ft

Bedroom 17.83 Ft x 9.75 Ft

Other 4.58 Ft x 4.33 Ft

Bedroom 13.50 Ft x 10.00 Ft

Bedroom 11.67 Ft x 9.92 Ft

3pc Bathroom 10.17 Ft x 5.00 Ft

Laundry room 10.17 Ft x 8.25 Ft

Furnace 14.00 Ft x 8.17 Ft

Foyer 11.25 Ft x 6.25 Ft

Den 11.83 Ft x 10.58 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<http://www.cardinalbyramage.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

5pc Bathroom 11.75 Ft x 8.25 Ft

Dining room 14.92 Ft x 10.58 Ft

Family room 17.92 Ft x 14.25 Ft

Kitchen 18.92 Ft x 10.92 Ft

Recreational, Games room 20.00 Ft x 9.50 Ft