



# 2142 28 Avenue Calgary Alberta

\$1,425,000

\*OPEN HOUSE SAT 28th, 2:30-4:30pm \*Welcome to this stunning corner-lot property, with professional landscaping, mature trees, and meticulously manicured yard. As you approach, a charming ground-floor front patio leads to the striking custom wooden front door. Once inside, you'll be bathed in natural light that pours into every corner of the home, highlighting the rich hardwood floors that stretch across three levels, including the elegant open-riser staircase with GLASS WALLS. The living room is a warm and inviting space, featuring a gas fireplace with a tasteful tile surround, wood veneer accents, and custom shelving. Just beyond is the chef's kitchen, a culinary masterpiece with a generous quartz waterfall countertop and a glass tile backsplash that adds texture and movement. The kitchen is fully equipped with top-of-the-line BRIGADE and MIELE appliance package, including 36-inch six-burner gas stove, built-in dishwasher, wall oven, built-in microwave, oversized fridge and freezer, and wine/beverage fridge. Don't miss the Miele coffee bar station, a perfect finishing touch to this impressive kitchen. Throughout your tour, be sure to take in the abundance of natural light thanks to the elevated and thoughtfully placed windows throughout. An ELEVATOR provides ease of movement across all levels and is a game-changer when bringing in groceries or larger items. The second floor offers two oversized bedrooms with sculptured carpeting. One bedroom features a private balcony, while the other boasts a his-and-her closet tucked behind double french doors. This level is completed by a full four-piece bathroom, soaker tub and oversized STEAM SHOWER, along with a full laundry room that includes a window, pantry, and sink. Retreat to the third-floor master suite, where luxury and comfort merge seamlessly. This space includes a wet bar with beverage fridge, a cozy living area, ...

4pc Bathroom 9.50 Ft x 7.83 Ft  
 Bedroom 19.92 Ft x 17.83 Ft  
 Laundry room 9.50 Ft x 6.33 Ft  
 Bedroom 13.83 Ft x 19.92 Ft  
 5pc Bathroom 10.08 Ft x 11.50 Ft  
 Primary Bedroom 16.42 Ft x 31.58 Ft

4pc Bathroom 8.92 Ft x 5.00 Ft  
 Other 10.08 Ft x 9.42 Ft  
 Family room 19.25 Ft x 18.08 Ft  
 2pc Bathroom 4.67 Ft x 5.00 Ft  
 Dining room 10.08 Ft x 14.17 Ft  
 Kitchen 13.08 Ft x 34.25 Ft

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Other 6.08 Ft x 9.17 Ft

Living room 20.00 Ft x 21.08 Ft