



## 2222 30 Avenue Calgary Alberta

\$1,099,000

Luxury home by prominent inner-city builder Chandan Homes. One of the most desirable addresses in Richmond in the heart of South Calgary and just 2 blocks from Marda Loop with a coveted location giving you quick access to Crowchild & 50 Ave SW. The beautiful home has modern design selections and plenty of upgrades with Walk-out Basement. You'll notice the curb appeal right away accented by brick siding and exposed aggregate walkway. Inside you'll be met with light filled rooms, upgraded flat painted ceilings on all levels, 8 ft interior doors, 10 ft ceilings and wide-plank engineered hardwood on main AND upper level. Pristine white kitchen with premium wood cabinetry up to the ceiling, tastefully selected backsplash, quartz counters, coffee/wine bar, huge eat-in waterfall island fitting up to 6 stools & premium top of the line JENNAIR stainless steel appliances, along with a 48" wide fridge. Open main floor plan with kitchen, dining and living all in one space makes for an entertainer's dream. The living room has extra tall 12' ceilings, fireplace with mantle and extra transom windows above the double patio doors letting in tons of extra natural light that you will surely notice. Extra built-ins in the living room and mud room with wood accents. Up the modern iron railing staircase is three bedrooms plus full bathroom and laundry room with quartz counters. The primary bedroom detailed with tray ceiling and complete with a walk-in closet and spa-inspired ensuite with soaker tub, dual vanity and rainfall showerhead. Walk Out extra long basement with rec room with built-in media unit, wet bar, fourth bedroom, full bathroom and den/gym/office space. A South facing yard and oversized full-width deck, and double detached garage complete this home. (id:6769)

Storage 3.33 Ft x 3.67 Ft

Furnace 8.00 Ft x 11.58 Ft

Bedroom 10.83 Ft x 13.00 Ft

Other 7.00 Ft x 4.08 Ft

4pc Bathroom 10.83 Ft x 5.00 Ft

Other 5.67 Ft x 13.33 Ft

Recreational, Games room 19.33 Ft x 23.00 Ft

Kitchen 12.58 Ft x 20.92 Ft

2pc Bathroom 6.67 Ft x 5.00 Ft

Living room 20.08 Ft x 12.92 Ft

Other 20.75 Ft x 10.00 Ft

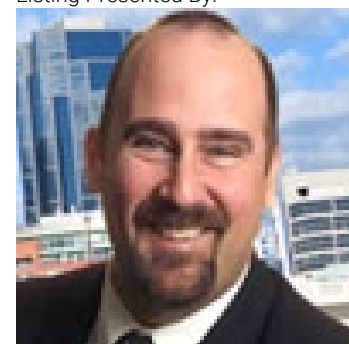
Primary Bedroom 12.58 Ft x 13.33 Ft

5pc Bathroom 7.17 Ft x 20.25 Ft

Other 9.08 Ft x 7.00 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Other 20.75 Ft x 10.00 Ft

Foyer 8.50 Ft x 9.67 Ft

Dining room 11.58 Ft x 13.17 Ft

Laundry room 9.08 Ft x 6.00 Ft

4pc Bathroom 9.08 Ft x 5.00 Ft