



## 2323 53 Avenue Calgary Alberta

\$1,289,000

Welcome to 2323 53 Avenue SW -- A brand new home with over 3000 sqft of developed space with south facing backyard that brings you luxury, everyday comfort, and convenience. You're welcomed by a bright dining area with a chandelier and a large window for natural light that connects to the main floor featuring a 10-foot ceiling, a well-equipped gourmet kitchen comes with a 15 foot island, quartz countertops, full height cabinetry , and a premium Kitchen Aid appliance package. The open concept connects the kitchen to the living area with a gas fireplace, custom built-ins, and large sliding patio doors that create a perfect space for entertaining. Going through the doors, you are greeted by a large full-size patio and backyard fully fenced and landscaped for your quality family time. Upstairs, the primary bedroom is a luxurious retreat with vaulted ceilings, a walk-in closet, and a luxurious ensuite featuring dual vanities, a freestanding tub, a walk-in shower with a rainfall showerhead, and in-floor heating. Upper floor features a 9-foot ceiling and 8 feet doors, a bonus room, two additional bedrooms, a full bathroom, and a dedicated laundry room with a sink. The fully developed basement includes a rec room with a wet bar, a gym, a full bathroom, and a fourth bedroom ideal for movie nights and hosting guests. Additional features include a speaker system, an AC rough-in, a security rough-in , and a double detached garage. Close to schools, Glenmore Athletic Park, and Tennis Dome. Don't miss this excellent opportunity to own this remarkable home. (id:6769)

4pc Bathroom 7.75 Ft x 4.92 Ft  
Bedroom 12.00 Ft x 9.67 Ft  
Bedroom 12.00 Ft x 10.58 Ft  
Primary Bedroom 13.92 Ft x 12.00 Ft  
5pc Bathroom 13.67 Ft x 7.92 Ft  
Laundry room 7.00 Ft x 5.92 Ft  
Bonus Room 12.92 Ft x 11.67 Ft  
4pc Bathroom 8.00 Ft x 4.92 Ft

Family room 16.00 Ft x 16.00 Ft  
Exercise room 11.17 Ft x 8.00 Ft  
Bedroom 12.50 Ft x 10.00 Ft  
Living room 16.92 Ft x 14.58 Ft  
Kitchen 21.75 Ft x 16.92 Ft  
Dining room 11.50 Ft x 15.00 Ft  
2pc Bathroom 4.92 Ft x 4.92 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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