

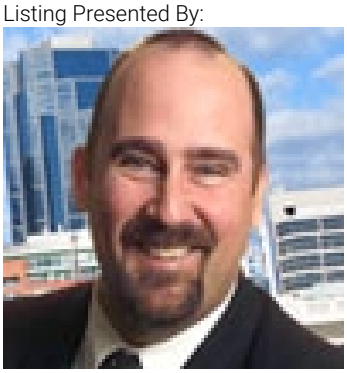
28 Veranda Boulevard Calgary Alberta

$698,900

STEPS TO THE POND & PARK WITH DOWNTOWN VIEW -- PRIME ALPINE PARK LOCATION! Perfectly positioned just steps from the community pond, park, gazebo and scenic pathways -- one of the best locations in the neighbourhood, where morning walks by the water and evenings at the park are right outside your door. Welcome to Alpine Park! This brand new 2 storey duplex on an oversized lot with New Home Warranty offers a modern, functional design with over 1,700 sq. ft. above grade plus 666.62 sq. ft. of finished basement space, for over 2,370 sq. ft. of finished living space. The bright main floor features 9' ceilings, luxury vinyl plank flooring and large windows that fill the home with natural light. The open concept upgraded kitchen is designed for everyday living and entertaining with quartz countertops, a large centre island with seating and custom floor edging, light wood cabinetry, stainless steel appliances, stylish backsplash and pendant lighting. The kitchen flows into the spacious dining and living areas, while a pantry, convenient mudroom and 2 pc bathroom with custom sink cabinetry complete the main level. Upstairs, the spacious primary retreat features multiple windows, a walk in closet and private 3 pc ensuite. Two additional bedrooms, a full 4 pc bathroom and upper floor laundry room with floor drain provide excellent functionality for a busy household. A generous bonus room adds another versatile living space for a TV room, home office, play area or family lounge. A major highlight is the professionally developed 2 BEDROOM BASEMENT SUITE (legal) with its own separate entrance, separate furnace and private laundry. The suite (legal) features 9' ceilings, luxury vinyl plank flooring throughout the stairs and entire floor, a contemporary kitchen with quartz countertops, light wood cabinetry and stainless steel appliances, living and dining areas, pantry and full 4 ...

Other 5.83 Ft x 6.17 Ft
Living room 14.83 Ft x 12.92 Ft
Kitchen 12.58 Ft x 8.50 Ft
Pantry 5.00 Ft x 2.00 Ft
Dining room 12.83 Ft x 10.92 Ft
Other 7.17 Ft x 4.00 Ft
Primary Bedroom 13.33 Ft x 11.92 Ft
3pc Bathroom 8.92 Ft x 4.83 Ft
Bedroom 10.00 Ft x 9.25 Ft
Bedroom 9.92 Ft x 9.33 Ft
Other 3.25 Ft x 3.42 Ft
Living room/Dining room 14.92 Ft x 9.25 Ft

Listing Presented By:



Originally Listed by:
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2pc Bathroom 7.25 Ft x 2.83 Ft

Bonus Room 13.08 Ft x 9.25 Ft

4pc Bathroom 7.50 Ft x 4.83 Ft

Laundry room 6.83 Ft x 5.58 Ft

Kitchen 12.08 Ft x 4.00 Ft

Pantry 3.92 Ft x 2.42 Ft

Bedroom 10.42 Ft x 10.00 Ft