



## 4012 1A Street Calgary Alberta

\$1,789,000

Welcome to 4012 1A Street, a fabulous 3 + 1 bedroom home with 2,921 Square Feet of developed living space. Views of both the MOUNTAINS and RIVER VALLEY with SPECTACULAR SUNRISES + SUNSETS. Very PRIVATE as this home is located on a quiet ridge overlooking Stanley Park with GOREGOUS VIEWS. Renovated with fabulous upgrades while preserving the original architecture designed by Richard Lindseth. Since last purchased, the home has been transformed with Central Air Conditioning, a new furnace & hot water tank, 2 gas fireplaces, high end wool carpet, designer lighter, re-finished floors, new screen doors & REBUILT DECK. The Kitchen Features upgraded cabinetry, high-end granite countertops and UPGRADED APPLIANCES. The upstairs and main bathrooms have been fully renovated with granite counter tops, tile and in floor heating. The main floor layout features a GRACIOUS FOYER and STAIRCASE with a beautiful skylight above. The living space has 10FT CEILINGS with floor to ceiling WINDOW SETS and 9FT FRENCH DOORS. Upstairs you'll find a light & bright primary bedroom with a round opera window, balcony, & 5-piece ensuite bath (including soaker tub) & walk-in closet. Also, on this level are 2 good sized bedrooms, a 4-piece bath, and laundry room. Downstairs is finished with a large bedroom, 2 closets and a beautifully finished 4-piece bath. There is a large double garage with an UPGRADED HEATED DRIVEWAY serviced last year. This home featured in Parkhill is just steps away from the Elbow River, Stanley Park, bike/walking paths, tennis courts, playgrounds, an outdoor heated pool and much more. (id:6769)

Laundry room 5.42 Ft x 2.92 Ft  
Primary Bedroom 20.00 Ft x 15.17 Ft  
Bedroom 12.17 Ft x 10.83 Ft  
Bedroom 12.33 Ft x 10.75 Ft  
4pc Bathroom 10.00 Ft x 5.00 Ft  
5pc Bathroom 12.17 Ft x 8.00 Ft  
Furnace 13.58 Ft x 5.83 Ft

Bedroom 17.00 Ft x 15.83 Ft  
4pc Bathroom 7.50 Ft x 4.92 Ft  
Other 20.00 Ft x 11.00 Ft  
Dining room 14.17 Ft x 13.00 Ft  
Living room 20.00 Ft x 15.92 Ft  
2pc Bathroom 5.50 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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

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