



## 4317 2 Street Calgary Alberta

\$859,900

Backing onto a lush, peaceful green space, this luxury 4-bed, highly upgraded SEMI-DETACHED WALKOUT infill is your family's ultimate oasis! Highland Park is an up-and-coming infill community with a good mix of nature & culture. With various amenities nearby and proximity to downtown, everyday shopping and trips to the store are convenient and easy. Your home is also within walking distance to James Fowler High School, Buchanan School, and West Confederation Park, plus the University of Calgary & SAIT are nearby, making this a fantastic location for a variety of families. This designer home features high ceilings and over 3,140 sqft of developed living space including a lovely main floor sitting room with a two-way fireplace, a spacious primary suite with a tray ceiling & luxurious ensuite, and a fully equipped lower rec room with WALKOUT ACCESS through lower mudroom! The FEATURES AND UPGRADES in this home are endless including (but not limited to): high ceilings, marble tile, IN FLOOR RADIANT HEAT, a roughed-in sound system, wainscotting in the dining & living room, an upper & lower deck facing the greenspace, hand-scraped hardwood floors on the main floor, AIR CONDITIONING, reverse osmosis water system, WATER SOFTENER, UV protection film on front door & windows in the family room, and there is a Rheem 189 Litre energy efficient hot water tank! Outside, the upgrades & luxuries continue with built-in shelving in the double detached garage and extensive landscaping including 150 spring-blooming tulips, mature trees featuring Swedish Aspens along the back fence and a weeping Birch and weeping Crabapple tree in the backyard. There is a built-in sprinkler system in both the front & back yards and a new cedar walkway along the South perimeter of house! Back inside, the contemporary kitchen is a chef's dream with a massive double-door fridge/freezer, a gas range, GRANITE ...

Bedroom 11.58 Ft x 9.92 Ft  
 Recreational, Games room 16.58 Ft x 13.08 Ft  
 Other 9.58 Ft x 2.25 Ft  
 Other 9.42 Ft x 6.67 Ft  
 4pc Bathroom Measurements not available  
 Living room 16.08 Ft x 13.33 Ft

2pc Bathroom Measurements not available  
 Primary Bedroom 16.08 Ft x 15.92 Ft  
 Other 12.08 Ft x 6.92 Ft  
 Bedroom 13.42 Ft x 10.83 Ft  
 Bedroom 12.67 Ft x 9.92 Ft  
 Laundry room 9.08 Ft x 5.83 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Kitchen 14.08 Ft x 11.33 Ft  
Dining room 14.83 Ft x 8.83 Ft  
Family room 13.42 Ft x 12.42 Ft

4pc Bathroom Measurements not available  
5pc Bathroom Measurements not available