



## 47 Mt Apex Crescent Calgary Alberta

\$617,800

AWESOME PRICE on this beauty, look for the 3D iGuide Link/Floor Plans - RPR available too! GREAT combination for the perfect home: a private 6800+ square foot landscaped South pie lot, 2-tier deck, shed and treed garden beds, set in a quiet Crescent with double attached garage, almost 2350 sq. ft. developed, upgraded finishings, topped off with only 2 prior owners. Be part of Calgary's most popular vibrant quadrant: prime amenities, Ring Roads, Deerfoot, 130th Ave & 52nd Street SE accesses, and minutes to Mountain Park School, multiple shopping locales and the Bow River pathways! This beautiful home starts with a vaulted foyer & closet, 2-piece bath, and laundry/mud area from the garage - convenience and efficiency at each entry. The hall passes a central Den/Flex, and goes into the unique sunken-living room with full-height fireplace wall, L-shaped kitchen/corner pantry with stainless appliances, and a spacious dining room, naturally lit by huge windows and modern lighting, and clean tile/laminate floors. Exit to the incredible deck, complete with built-in bench and privacy screening, for all-season enjoyment of the sun and Chinook weather. Upstairs, two of the three bedrooms can hold full King-sized beds, dressers or wardrobes, and both have walk-in or step-in closets. There are two complete ensuite bathrooms - the second is split into a sink/wash room with tub/shower and toilet in their own space, between the 2nd and 3rd bedrooms, and a shared linen completes the floor. Last, the finished basement layout has a pantry/canning storage, desk/study nook with built-in shelves, then - where the electrical room is - a rec/games area with window is partly separated from the theatre/media at the rear. Utility is laid out so a big hobby (or future guest bed) room with window is on one half, with tons of storage, and the furnace are by the stairs. A tankless/instant hot water ...

Recreational, Games room 15.42 Ft x 11.58 Ft

Study 13.33 Ft x 6.83 Ft

Media 14.42 Ft x 11.58 Ft

Other 15.67 Ft x 10.08 Ft

Pantry 8.25 Ft x 7.58 Ft

Furnace 8.50 Ft x 6.67 Ft

Laundry room 9.08 Ft x 6.08 Ft

Other 12.00 Ft x 9.83 Ft

Living room 14.33 Ft x 11.67 Ft

Kitchen 12.50 Ft x 11.33 Ft

Dining room 11.00 Ft x 7.92 Ft

Pantry 3.25 Ft x 2.58 Ft

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Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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Storage	8.50 Ft x 3.42 Ft	2pc Bathroom	7.33 Ft x 2.50 Ft
Storage	3.58 Ft x 3.42 Ft	3pc Bathroom	10.67 Ft x 5.33 Ft
Other	3.75 Ft x 3.25 Ft	4pc Bathroom	10.50 Ft x 5.17 Ft
Foyer	15.17 Ft x 6.58 Ft		