



## 507 Brunswick Avenue Calgary Alberta

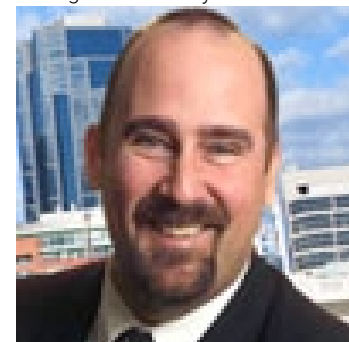
\$1,348,000

This incredible architecturally designed home is situated on one of the best streets in Elboya - Brunswick Avenue! The open and bright floor plan gives off an artistic vibe with a modern layout and features over 2,767 sq. ft of living space plus a total of 4 bedrooms. With custom built-ins and a one of a kind glass feature wall, the foyer welcomes you into this amazing home and sets the stage for what's to come. Tucked behind custom storage shelves is the perfect home office/den space overlooking the beautiful tree-lined street. The central hall plan with custom built in storage leads through to the opulent living room wrapped in windows overlooking the stunning back yard space and also includes 4 oversized skylights giving a nature vibe in your private living space plus there is a wood-burning fireplace. The sunroom wrapped in windows provides more tree-lined street views and is the perfect space to read a book with built-in bench seating plus the incredible dining room that was designed to host large family gatherings with custom built in storage and direct access to the backyard through French doors for seamless entertaining (options are endless to create additional entertaining areas in the dining room area such as a great room by moving the dining room to the sunroom) and sides onto the chefs kitchen with granite counters, ample storage and top of the line appliances including an AGA stove. There are 2 bedrooms situated off the private hall including the master suite and 4 piece main bath. The fully developed lower level showcases a large family room with brick fireplace, 2 spacious bedrooms, laundry plus a recently updated 3 piece bath. The showstopper south facing backyard, with seasonal downtown views, is a private oasis wrapped in mature trees and features a deck with access into the dining room, stone patio, rock features with many annuals and perennials ...

Family room 20.33 Ft x 18.50 Ft  
 Bedroom 13.00 Ft x 9.08 Ft  
 Bedroom 10.83 Ft x 10.67 Ft  
 Laundry room 5.75 Ft x 2.67 Ft  
 3pc Bathroom .00 Ft  
 Foyer 17.92 Ft x 9.08 Ft  
 Living room 16.42 Ft x 15.75 Ft

Kitchen 16.58 Ft x 11.17 Ft  
 Dining room 20.42 Ft x 13.58 Ft  
 Sunroom 13.17 Ft x 8.83 Ft  
 Den 10.08 Ft x 7.42 Ft  
 Primary Bedroom 13.08 Ft x 12.67 Ft  
 Bedroom 10.17 Ft x 9.75 Ft  
 4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
 RE/MAX Real Estate (Central)

<http://www.gordonwross.com/>

### RE/MAX Realty Professionals

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

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