



## 523 42 Avenue Calgary Alberta

\$899,900

Gorgeous, renovated 2+1 home situated on a sweeping corner lot in the mature community of Highwood, offering nearly 3000 sq ft of developed living space. The bright & spacious main level presents new hardwood floors & is illuminated with recessed lighting, showcasing an airy living room with plenty of natural light. Just a few steps away, is the showstopping kitchen, that's tastefully finished with granite counter tops, large island plus an additional eating bar, a plethora of storage space & stainless-steel appliance package including a 6-burner gas cooktop & built-in convection oven. The dining room with cozy gas fireplace & garden doors to the south facing deck, has plenty of space to host a family gathering or dinner party. The upper level includes 2 bedrooms, both with walk-in closets & a fully renovated 5 piece bath. The lower level hosts the third bedroom complete with built-in closets & storage & a private 3 piece ensuite. A laundry room with loads of storage completes the lower level. Basement development includes a large family/media room with built-in wet bar - a perfect space for game or movie night. A convenient 2 piece powder room is the finishing touch to the basement. Other notable features include new central air conditioning & furnace, new hardwood & tile flooring & fresh paint throughout. The exterior of the home has also been completely re-done, including eavestroughs & leaf guards. Outside, enjoy the very private front, side & south facing back yards with deck, pergola & cozy outdoor fireplace enveloped with majestic mature trees. Parking is a breeze with an oversized, insulated double detached garage with 220 wiring, built-in cabinets & workbench. This move-in ready home is ideally located close to Highwood Community Association, schools, parks, shopping, public transit & has easy access to 4th Street, Center Street & McKnight Blvd. (id:6769)

Other 9.50 Ft x 6.08 Ft

Recreational, Games room 14.50 Ft x 9.17 Ft

Family room 23.75 Ft x 13.17 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 12.00 Ft x 9.00 Ft

Bedroom 14.33 Ft x 12.33 Ft

Dining room 14.92 Ft x 11.50 Ft

Living room 20.33 Ft x 15.25 Ft

Foyer 11.17 Ft x 7.00 Ft

Other 12.00 Ft x 6.58 Ft

Primary Bedroom 18.58 Ft x 11.17 Ft

Bedroom 15.25 Ft x 14.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX Real Estate (Central)

<http://www.tanyaeklundgroup.ca/>

**RE/MAX Realty Professionals**

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3pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Other 21.83 Ft x 13.08 Ft