



## 538 53 Avenue Calgary Alberta

\$859,000

Absolutely stunning home just 2 doors down from the always popular Windsor Park with a large green space, a playground, sports courts, ice rinks, tennis and the very active community centre. This quiet street is within walking distance to Chinook Mall, the C-Train Station, great schools, and several other parks and playgrounds. After all that adventure come home to warmth and comfort with great curb appeal and an expansive front porch that entices peaceful morning coffees. Inside this open floor plan is an abundance of natural light and a high-end designer aesthetic. Gorgeously updated, the kitchen is a chef's dream featuring stone countertops, a plethora of full-height cabinets, a pantry for extra storage, stainless steel appliances, a gas cooktop, and a large centre island to gather casually. Host more formal meals in the adjacent dining room with designer lighting and unobstructed sightlines, perfect for entertaining. The living room effortlessly sets the stage for relaxation in front of the gas fireplace or built-in media area while oversized windows frame tranquil backyard views. A flex room is an ideal work, study, or play space. Handily a tucked-away powder room completes this level. Overlooking the backyard, the primary bedroom is a true owner's escape with a large walk-in closet and a lavish ensuite boasting dual sinks, a deep soaker tub, and an oversized shower. Both additional bedrooms on this level are spacious and bright sharing the 4-piece bathroom. Laundry is also conveniently located on this level, no more hauling loads up and down the stairs! A second fireplace in the finished basement provides a cozy atmosphere to the expansive rec room that can easily be divided by furniture to create zones for gathering over movies and games nights and still have room for an exercise or play area. A 4th bedroom is perfect for guests with a large walk-in closet a...

Recreational, Games room 15.33 Ft x 29.00 Ft

Furnace 6.25 Ft x 8.92 Ft

Bedroom 13.25 Ft x 12.17 Ft

4pc Bathroom Measurements not available

Foyer 11.42 Ft x 11.58 Ft

Kitchen 9.17 Ft x 14.92 Ft

2pc Bathroom Measurements not available

Laundry room 6.00 Ft x 7.92 Ft

Other 6.00 Ft x 9.92 Ft

Primary Bedroom 13.17 Ft x 12.33 Ft

Bedroom 9.50 Ft x 13.83 Ft

Bedroom 9.67 Ft x 10.25 Ft

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

Listing Presented By:



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### RE/MAX Realty Professionals

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

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

Dining room 10.33 Ft x 9.08 Ft

Den 10.58 Ft x 9.08 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available