



## 575 Union Avenue Calgary Alberta

\$715,982

OPEN HOUSE SUNDAY, JANUARY 12th FROM 1:00-3:00! The brand new 'Alder' by Brookfield Residential offers functionality and affordability with its fully legal basement suite providing an additional revenue source! Situated on a large corner lot, this beautiful new home features 2 living areas, 3 bedrooms, 2.5 bathrooms and a flex space perfect for a home office + a fully legal basement suite with its own private side entrance. Featuring nearly 1,700 square feet of living space above grade, this home is perfect for first time buyers, investors or those looking to downsize. The open concept main level is the ideal space for entertaining with a kitchen that is open to both living and dining areas. The front of the home features an expansive living area with central electric fireplace and it opens to the central dining area and kitchen at the back of the home. The timeless kitchen features light cabinetry with subway tile backsplash, stainless steel appliances, and a large pantry for additional storage. The kitchen overlooks the south-facing backyard, providing added natural light inside and the perfect outdoor living space. The main level is complete with a 'flex' space (perfect for a home office area), a 2 pc bathroom and a mud room. The second level has a central bonus space that separates the primary suite from the secondary bedrooms. The expansive 12'x15' primary suite is complete with a walk-in closet and private 4 pc ensuite with dual sinks and a walk-in shower. Two more bedrooms and a laundry closet complete the second level. The fully separate legal basement suite is accessed on the side of the property and has a large living area, dining space, full kitchen, bedroom, bathroom and laundry closet in addition to a large utility room with additional storage. Lastly, this brand new home comes with builder warranty + Alberta New Home Warranty, meaning that you can pur...

Living room 11.17 Ft x 13.42 Ft

Dining room 8.92 Ft x 6.92 Ft

Bedroom 9.83 Ft x 11.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Laundry room .00 Ft x .00 Ft

Great room 11.83 Ft x 16.42 Ft

2pc Bathroom .00 Ft x .00 Ft

Bonus Room 10.75 Ft x 12.50 Ft

Primary Bedroom 11.83 Ft x 15.08 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 8.42 Ft x 11.17 Ft

Bedroom 8.33 Ft x 9.83 Ft

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

Listing Presented By:



Originally Listed by:  
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Dining room 11.83 Ft x 15.00 Ft

Other 5.75 Ft x 7.42 Ft

4pc Bathroom .00 Ft x .00 Ft

Laundry room .00 Ft x .00 Ft