



## 632 54 Avenue Calgary Alberta

\$1,349,900

Nestled on a tree-lined street in the established inner-city community of Windsor Park, this modern 4+1 bedroom home offers over 4000 sq ft of luxurious living space! The open main level presents hardwood floors, high ceilings is illuminated with recessed lights, showcasing the living room with gas fireplace & built-ins. A spacious dining area with stylish chandelier & wall of built-ins is open to the living room & provides ample space to host family gatherings or dinner parties. The kitchen is tastefully finished with concrete counters, island/eating bar, rich walnut cabinets, coffee/wine bar & stainless steel appliances. A convenient built-in computer desk is situated just off the kitchen & a den/office is tucked away just off the foyer - perfect for those work from home days. Completing the main level is a 2 piece powder room, mudroom with plenty of storage & laundry room with cabinets & sink. The second level hosts 4 generously sized bedrooms & a 4 piece main bath with in-floor heat. One of the bedrooms has been transformed to a to-die-for walk-in closet; however, could easily be converted back to a bedroom. The expansive primary retreat with access to a private south facing balcony, boasts a walk-in closet & lavish 5 piece ensuite with heated floor, skylight, dual vanities, relaxing soaker tub & rejuvenating steam shower. Basement development includes a sizeable family room, flex room (great for a home gym), fifth bedroom & 4 piece bath. Other notable features include central air conditioning, remote controlled exterior Gemstone lights & an underground sprinkler system front & back. Outside, enjoy the large back yard with deck which is surrounded by majestic mature trees. Parking is a breeze with the double detached garage. The central location can't beat - just steps to Windsor Park Community Association, walking distance to Britannia Plaza & Chinook Mall & c...

Family room 25.00 Ft x 17.00 Ft

Other 14.42 Ft x 14.00 Ft

Furnace 10.00 Ft x 10.00 Ft

Storage 8.83 Ft x 6.33 Ft

Bedroom 11.58 Ft x 10.00 Ft

4pc Bathroom Measurements not available

Foyer 6.08 Ft x 6.00 Ft

Office 12.00 Ft x 11.00 Ft

Laundry room 8.67 Ft x 6.25 Ft

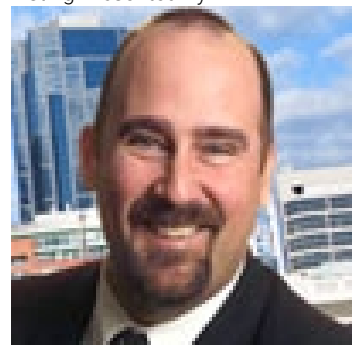
Other 10.42 Ft x 9.33 Ft

2pc Bathroom Measurements not available

Primary Bedroom 18.33 Ft x 17.58 Ft

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

Listing Presented By:



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

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

### RE/MAX Realty Professionals

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

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

**Kitchen** 15.50 Ft x 15.50 Ft  
**Dining room** 14.42 Ft x 11.50 Ft  
**Office** 8.75 Ft x 8.25 Ft  
**Living room** 18.33 Ft x 13.42 Ft

**Bedroom** 12.17 Ft x 11.00 Ft  
**Bedroom** 19.42 Ft x 10.50 Ft  
**Bedroom** 15.50 Ft x 13.67 Ft