

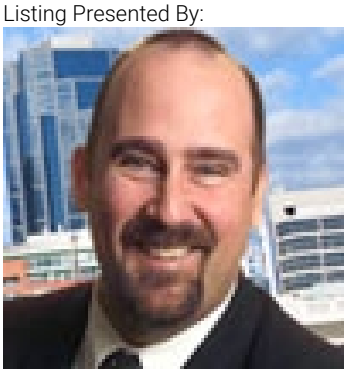
7164 11 Avenue Calgary Alberta

$1,130,000

Welcome to this exceptional home offering 3340 sq. ft. of beautifully designed living space in the sought-after West Springs community--one of Calgary's premier west-side neighborhoods. Built by Brookfield(Estate Specification). Thoughtfully designed, extensively upgraded & meticulously maintained in like-new condition, this impressive home combines modern luxury, quality craftsmanship, & outstanding family functionality. Step inside to discover bright & sophisticated interior highlighted by high ceilings, open-concept layout, premium finishes, Triple Glass Window & abundant natural light. The gourmet kitchen is true showpiece, featuring high-end built-in Stainless Steel Appliances, Gas Cooktop, elegant cabinetry, quality quartz countertops, and excellent workspace for everyday living and entertaining. Extensive upscale upgrades throughout create a refined, contemporary atmosphere while maintaining warmth and comfort for family life. The professionally finished basement significantly expands the living space & offers versatility with spacious recreation area, an additional bedroom, and a full bathroom--ideal for guests, extended family, teenagers, office, or private retreat. Built in 2021 and exceptionally well cared for, the home remains in outstanding condition & still benefit from applicable remaining new-home warranty coverage. Additional premium features include durable Fiber-Cement Exterior Siding, Exposed Aggregate Driveway & professionally finished Epoxy-coated Garage Floor, enhancing long-term durability and everyday practicality. Located on a quiet street in family-friendly community, this home offers the perfect balance of peaceful living and outstanding urban convenience. Enjoy easy access to numerous parks, playgrounds, pathways, green spaces, & recreational amenities. Public-schools include West Springs School, West Ridge School, & Ernest Manning High...

4pc Bathroom 11.42 Ft x 5.42 Ft
5pc Bathroom 11.33 Ft x 12.42 Ft
Bedroom 11.42 Ft x 10.00 Ft
Bedroom 11.42 Ft x 9.92 Ft
Bonus Room 13.92 Ft x 15.75 Ft
Laundry room 5.17 Ft x 6.50 Ft
Recreational, Games room 23.42 Ft x 14.75 Ft
Storage 3.25 Ft x 7.00 Ft
Furnace 23.50 Ft x 11.83 Ft
2pc Bathroom 4.92 Ft x 5.92 Ft
Dining room 10.08 Ft x 14.67 Ft
Foyer 14.00 Ft x 8.08 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

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RE/MAX Realty Professionals

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Primary Bedroom 13.25 Ft x 17.75 Ft

Other 5.17 Ft x 8.58 Ft

4pc Bathroom 4.92 Ft x 8.83 Ft

Bedroom 10.50 Ft x 10.42 Ft

Kitchen 20.50 Ft x 9.08 Ft

Living room 14.92 Ft x 14.67 Ft

Other 10.67 Ft x 7.50 Ft