



7928 36 Avenue Calgary Alberta

\$775,000

This beautifully renovated home has been completely updated inside and out and wrapped in durable Hardie Board siding with Smartboard trim, featuring all new triple-pane windows throughout for maximum efficiency and comfort. As you enter the home you are greeted with a fabulous kitchen designed for both style and function with natural quartz countertops, a gas cooktop in the center island, built-in oven and microwave, custom cabinetry with under-mount lighting, a beautiful tile backsplash, and ceramic tile flooring perfect for all your culinary desires. Adjacent to the kitchen is the warm and bright living room which offers engineered hardwood flooring, pot lighting, a cozy gas fireplace with black slate tile surround and Hunter Douglas honeycomb blinds which are featured throughout the home. The dining area features patio doors leading out to the front patio, creating a bright and welcoming space for entertaining. The main bathroom includes tile flooring, quartz countertops, custom cabinetry, and a tub with floor-to-ceiling tile surround making for a truly refreshing space. Additionally on the main level you will find two large bedrooms, including the primary bedroom, both featuring custom closet built-ins for excellent storage. Downstairs you will feast your eyes on a fully finished basement that offers additional living space with carpet throughout, a large family room, two more spacious bedrooms, and a laundry room with sink. For the full spa-like experience the downstairs bathroom is a true wet bathroom, fully finished with floor-to-ceiling tile throughout. The real standout is the 24' x 40' oversized 3.5-car garage built for car lovers and serious projects. This space features extended ceiling heights (10' and 15'), a car lift, mezzanine storage, spray foam insulation, epoxy floor coating, natural gas furnace, and 200-amp electrical service. To add to the s...

- 3pc Bathroom 3.26 M x 1.81 M
- Bedroom 3.26 M x 3.42 M
- Bedroom 3.33 M x 3.53 M
- Laundry room 1.90 M x 1.85 M
- Family room 3.27 M x 5.35 M
- Storage 2.17 M x 2.39 M

- 4pc Bathroom 2.43 M x 1.51 M
- Bedroom 3.49 M x 3.02 M
- Dining room 4.19 M x 2.38 M
- Kitchen 3.49 M x 4.40 M
- Primary Bedroom 3.48 M x 4.71 M

Listing Presented By:



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