



## 824 22 Avenue Calgary Alberta

\$974,888

Step into the heart of Mount Pleasant and discover a hidden gem with amazing curb appeal and a mature low maintenance landscape. This 2-storey, 4-bedroom family home feels as new as the day it was built. With over 2,700 square feet of air-conditioned living space, this residence by award-winning Landmark Homes promises a lifestyle of comfort and elegance. As you enter, you are greeted by the expanse of the sunny main level and the open floor plan. The kitchen, a chef's paradise, boasts ceiling-height cabinetry complete with recessed under-cabinet lighting. Imagine the aroma of freshly brewed coffee from your own dedicated station, or the sizzle of gourmet meals prepared on the premium stainless steel gas stove. Quartz countertops, a corner pantry, and a large center island invite both culinary creativity & casual gatherings. Adjacent, the dining room, illuminated by a series of clerestory windows, sets the stage for memorable family dinners & celebrations. The living room beckons with its natural gas fireplace, framed in floor-to-ceiling tile, offering warmth and a serene view of the rear outdoor space. At the front of the house, a spacious office provides the perfect transition from your workday to family time, ensuring productivity without sacrificing comfort. The sky lit staircase leads you to 3 bedrooms including the private retreat of the primary bedroom. The owner's space is generously sized & will easily accommodate large bedroom furnishings. The luxurious 5-piece ensuite is your personal spa, featuring automatic under-cabinet lighting, heated floors, dual sinks, a glass stand-up shower, and a soothing soaker tub. Two more bedrooms, a 4-piece bathroom, and convenient laundry are also on this level. The lower level extends the living space with heated floors throughout. Here, the 4th bedroom and a 3-piece bathroom with a stand-up shower provide privacy for gu...

3pc Bathroom 5.58 Ft x 9.08 Ft

Other 5.92 Ft x 4.08 Ft

Bedroom 14.25 Ft x 12.83 Ft

Den 10.33 Ft x 14.75 Ft

Recreational, Games room 14.25 Ft x 15.92 Ft

Furnace 4.83 Ft x 12.83 Ft

Kitchen 7.75 Ft x 19.42 Ft

Living room 11.92 Ft x 14.83 Ft

Office 12.00 Ft x 10.75 Ft

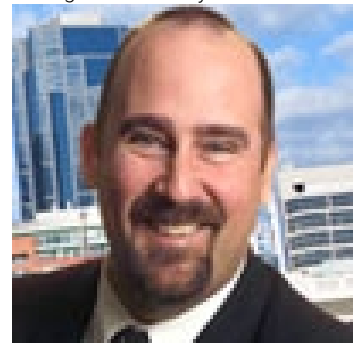
4pc Bathroom 5.67 Ft x 8.83 Ft

5pc Bathroom 9.75 Ft x 9.00 Ft

Bedroom 12.00 Ft x 10.67 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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2pc Bathroom 6.33 Ft x 6.17 Ft  
Dining room 9.25 Ft x 18.42 Ft

Bedroom 9.75 Ft x 11.08 Ft  
Primary Bedroom 15.92 Ft x 24.25 Ft