



GRASSROOTS
REALTY GROUP

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523 55 Avenue SW
Calgary, Alberta

MLS # A2231288



\$1,199,000

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,969 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Lawn, Le		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: na

A stunning custom-designed home in the sought-after inner-city neighbourhood of Windsor Park. Built with architectural vision and modern elegance, this home offers nearly 2,000 sq ft above grade a also has a fully finished basement, perfect for family living or executive entertaining. The home features Open-concept layout with 10' ceilings, Elegant dining area and a chef-inspired gourmet kitchen with a Large quartz island and custom cabinetry. The Spacious living room with gas fireplace and rear mudroom with built-ins that will help organize your day to day living. Master Retreat: Vaulted ceilings, COFFEE BAR, double walk-in closets, and spa-inspired ensuite with freestanding tub & separate shower, two additional bedrooms with shared Jack-and-Jill bathroom and Upper floor laundry room complete the upper level. The Spacious Lower level features a large recreation room with wet bar, beverage fridge & sink along with a fourth bedroom, full bathroom and storage. The south-facing backyard and deck are perfect for entertaining and the double detached garage with rear lane access will keep your vehicles out of the ever changing Calgary weather. Modern exterior finishes with clean architectural lines steps from Elbow Drive Close to Chinook Centre, LRT, schools, and downtown core, quiet, tree-lined street with easy access to Glenmore Trail and major routes. Book your showing today!