



GRASSROOTS
REALTY GROUP

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517 55 Avenue SW
Calgary, Alberta

MLS # A2231454



\$1,099,000

Division:	Windsor Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,386 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Pantry, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	Motorized Blinds, Garden Shed, Stone Water Wall, Hood Fan, Underground Sprinklers.		

Welcome to this exceptional home offering 2,484 square feet of refined living space, perfectly situated on a generously sized, beautifully landscaped lot in the highly sought-after neighbourhood of Windsor Park. From the moment you arrive, you'll appreciate the attention to detail, thoughtful upgrades, and rich solid mahogany finishes throughout. The main level, partially below grade, features a warm and inviting living room centred around a charming corner wood-burning fireplace, a spacious formal dining area, a gourmet kitchen with breakfast nook and in-floor heating, under cabinet lighting, convenient laundry area, and a stylish two-piece bathroom. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite complete with a walk-in closet (with its own laundry), and a stunning four-piece ensuite featuring a jetted tub and separate steam shower. This level also offers a full four-piece main bathroom and a cozy bonus room with a second wood-burning fireplace—perfect for relaxing evenings. The third level adds even more living space with a versatile loft, a spacious fourth bedroom, and abundant storage options. Step outside to your private backyard oasis, professionally landscaped and maintenance free featuring a large, covered timber-frame gazebo, artificial turf and a heated cedar garden shed—ideal for year-round enjoyment. Enjoy a vibrant front lawn, thanks to the underground sprinkler system designed for easy maintenance. Extensive recent upgrades include: Two nest thermostats, all-new triple-glazed Low-E windows, new eavestrough, interior and exterior paint, two new washer and dryer sets, new Hunter Douglas blinds throughout, including motorized blinds in the living room, new high-efficiency boiler heating system, new shingles, indirect hot water tank, and a stunning stone water wall. Many of these

upgrades come with transferable warranties for added peace of mind. This home truly must be seen to be appreciated. Don't miss your opportunity—schedule your private showing today!