



GRASSROOTS
REALTY GROUP

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511 55 Avenue SW
Calgary, Alberta

MLS # A2247444



\$1,249,900

Division:	Windsor Park		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,651 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

QUALITY. It is difficult to accurately describe this beautiful 3 storey home and all of the amazing features that it has to offer. Contemporary curb appeal will have you wanting more. The main level is a total open concept plan from front to back. Highlighted by the centerpiece dream kitchen, this space is perfect for entertaining guests. The kitchen includes high quality stainless steel appliances, plenty white cabinetry, quartz countertops with an undermount sink and a large island with breakfast bar. A formal dining area will accommodate a large table for family gatherings. Enjoy cool fall nights curled up in front of the fireplace of the living room. 9 foot ceilings and engineered hardwood dominate. Enjoy a BBQ on the sunny south facing deck with natural gas hookup. The upper level includes 3 generous sized bedrooms and a dedicated upper laundry room. Primary bedroom has awesome views through the large window along with a 6 piece ensuite which has dual sinks, an oversized shower and separate soaker tub. Secondary bedrooms share a Jack and Jill full bathroom with each room having their own walk in closet. The third level is a beautiful multi use space for a private office or workout area. Classy vaulted ceilings, a wet bar with space for a bar fridge, and a balcony overlooking downtown Calgary and the green space across the road. This level also includes a full bathroom and another bedroom. Fully finished basement boasts a large family room with wet bar and space for a bar fridge. A perfect area for the big screen TV. A fifth bedroom, another full bathroom, and plenty of storage are simply icing on the cake. Double detached garage and private south facing yard. Located on a quiet street steps to Chinook Mall, across the street from a school/playground and a short commute into downtown Calgary. This is truly a one of a kind home that cannot be

overlooked. Show and sell.