

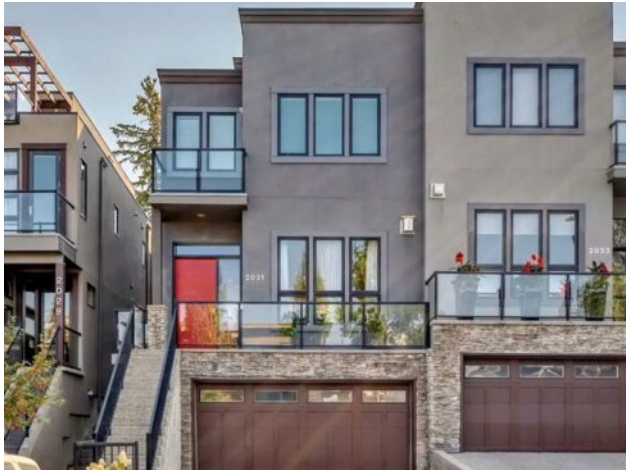


GRASSROOTS
REALTY GROUP

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2031 28 Avenue SW
Calgary, Alberta

MLS # A2255175



\$1,299,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,569 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Enclosed, Front Drive, Heated Garage, In		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Garden, Landscaped, Private, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Sonos system with built in speakers, ring doorbell, wooden daybed on roof top patio, storage cabinet in laundry room, cabinet for speakers, file cabinet with warranties

OPEN HOUSE SAT. OCT. 11. 2:00-4:00 This warm and inviting home with over 3200 sf of developed living space was built for entertaining with both spectacular City views and a private garden oasis. Natural hardwood runs throughout the cozy main floor. The living room with a gas fireplace and rich custom drapery leads up a few steps to the Dining room featuring high quality illuminated built-ins. The big bright sunny kitchen was designed and built by Empire Kitchens and has both a huge island and a peninsula offering yet more storage space. With granite counter tops, stylish two toned cabinets, Wolf gas stove top with warming drawer, built in ovens, Subzero fridge, dish washer, beverage fridge and water filtration system this is a chefs dream. A family room with double doors opens to a magical South facing outdoor living space which features a beautiful sloped rock garden with a waterfall. The 400 sf patio w/gas hook up is surrounded by greenery and mature trees. It is fully fenced and showcases an exotic Kayu wooden dividing wall. Upstairs, off the primary bedroom which has a second gas fireplace, enjoy morning coffee from your private deck over looking the City. The five piece en-suite has two separate vanities, a soaker tub and heated floors. Two more bedrooms (one fitted out with custom built-ins currently acts as a second walk in closet) a four piece bath and laundry room complete this floor. The top level includes a convenient wet bar with granite countertop and boasts its own dishwasher and wine fridge. It's a perfect space for the family to gather and opens to the amazing appox. 280 sf roof top patio with stunning views of the City and downtown skyline. The lower level offers more versatile spaces which could be used as yet another family room plus an office or work out area with in-floor heating. A separate room has just been turned into a

storage space with \$5000 worth of built-ins by Californian Closet. The heated double attached garage is just down the hall and also includes a California Closet storage unit . This special home is located in vibrant sought after walkable Marda Loop with shopping, restaurants and just about every service one could need. Enjoy the central A/C, the wired in Sonos sound system which can be accessed inside and out, vacuflow, hot water on demand, humidifier, a soft water system & sprinkler system - all designed with comfort and easy in mind. Note: the entire interior of this home was recently painted, the front door and many windows were replaced in 2024.