



**GRASSROOTS**  
REALTY GROUP

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**1831 30 Avenue SW**  
**Calgary, Alberta**

**MLS # A2259496**



**\$1,199,999**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,045 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Skylight(s), Vaulted Ceiling(s), Wet Bar		

**Inclusions:** N/A

This home offers over 2,800 sq ft of total developed living space, including the developed basement, located in the established community of Marda Loop! You are greeted by an open-to-above foyer with a front flex/office area accented by a unique feature wall. Hardwood flows throughout the main floor, leading through the central gourmet kitchen with plenty of counter and cabinet space. High-gloss cabinets, under-mount lighting and a unique backsplash give this kitchen a fun and modern feel, and are offset with stainless appliances and black lighting fixtures. The living area centers on a floor-to-ceiling fireplace flanked by built-in shelving, and large patio doors provide an abundance of natural light and open to the sunny south back yard. Three bedrooms upstairs including the spacious master bedroom with luxurious ensuite featuring freestanding tub, tiled shower, dual vanities with under-cabinet lighting, and skylight. The secondary bedrooms are also generous sizes, and each have large closets with custom organizers. A convenient upper laundry room and additional skylights in the hallway complete the upper floor. Downstairs, the fully developed basement showcases a large rec room with wet bar, 4th bedroom and full bathroom. Outside enjoy a maintenance free deck with glass railing & gas hook-up, fully landscaped and fenced yard, and double detached garage.