



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2136 53 Avenue SW
Calgary, Alberta

MLS # A2274081



\$1,198,888

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,965 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, See Remarks, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	n/a		

Walking distance to the Glenmore Aquatic Center, Stu Peppard Arena, Outdoor Track and Field as well as Lakeview Golf Course, 2 High Schools and St James School. Featuring a home with 2,638 square feet of developed un-parallel quality & design. Enter into 9' main floor ceilings, engineered hardwood flooring throughout. A front oversized family dining area blends into the central hub of the home, this amazing chef's kitchen offering top of the line Bosch & GE appliances including a wine fridge, gas stove, extended cabinets, soft close mechanics and a center island with a quartz waterfall and seating for 6. The custom gas fireplace is the focal of the back lifestyle room, with added built-in speakers, 2 upper transom windows and smooth access to the mudroom and outdoor space. Wavy mono risers with exposed industrial paralam steps and a glass railing are easily the most stylish way to the upper floor. Vaulted upper Ceilings with added Skylights creates a very open and inviting plan. 2 additional kid's rooms with their own shared 4-piece bath, convenient upper laundry adorn with a barn door and a front primary bedroom offering a walk-in closet for two, as well as a spa inspired 5-piece en-suite bath with an oversized tiled shower, free standing tub & dual sinks. The lower level is fully developed with a spacious recreation room, entertaining bar, 4th Bedroom a 4-piece bathroom and added storage. Enjoy summer nights or cozy fall days on the garden size deck, with space for all types of casual loungers and dining. A double detached garage for all the families' toys complete this space. With all this around you and a quick commute to downtown, local shopping and thriving amenities, this isn't just a home, but a lifestyle!