



1430 27 Street SW  
Calgary, Alberta

MLS # A2295767



**\$1,075,000**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,090 sq.ft.	<b>Age:</b>	2019 (7 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, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Security cameras.

Perfectly positioned in the established community of Shaganappi, this beautifully designed 3+1 bedroom home offers over 2,900 sq ft of modern, elegant living space. The open main level features luxury engineered hardwood flooring, lofty ceilings, and stylish lighting throughout. A spacious front dining room provides ample room to host family and friends and flows seamlessly into the chef's kitchen, thoughtfully appointed with quartz countertops, a large island with both double and single sinks for effortless prep, custom designed rangehood, abundant storage, and stainless steel appliances. The inviting living room is anchored by a striking floor to ceiling fireplace, creating a warm focal point for everyday living. A 2 piece powder room completes the main level. A glass walled staircase leads to the second floor, where you'll find three generous bedrooms, engineered hardwood throughout hallways and second floor, a 4 piece main bath, and convenient laundry facilities with a sink and storage. The luxurious primary retreat features a cozy fireplace, walk in closet, and a spa inspired 5 piece ensuite with in floor heat, dual sinks, a relaxing jetted tub, and a rejuvenating steam shower. The front bedroom enjoys access to a private balcony—an ideal spot for morning coffee. The fully developed basement extends the living space with a large recreation/media room complete with a wet bar, perfect for movie nights or game day. A fourth bedroom and 4 piece bath offer comfortable accommodations for guests. Additional highlights include central air conditioning, Delta and Aqua fixtures throughout, upgraded flooring, new HWT (2022), upgraded cabinet pulls/handles, Smart home capability, and built in speakers on the main level, basement, and in the primary suite. Outside, enjoy a spacious back deck—also equipped with built in

speakers&mdash;and access to the double detached garage. This exceptional home is located directly across from Shaganappi Point Golf Course and is close to Edworthy Park, schools, shopping, public transit, and offers quick access to Bow Trail and 37th Street.