



**702 27 Avenue NW  
Calgary, Alberta**

**MLS # A2124040**



**\$2,299,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,371 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Garage Door Opener, Garage Faces Rear, Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s)		

<b>Heating:</b>	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Shed, Outside fireplace		

The Perfect Family Home.... Located in the desirable community of Mount Pleasant steps away from CONFEDERATION PARK and situated on a (50 x 120)Corner lot/cul-de-sac....This Custom built 4 bedroom home offers a unique blend of 3370 sq. ft. of Luxury, Style and Functionality living with quality craftsmanship and up scale finishing. An amplitude of features are offered such as : Hardwood flooring on main/upper/staircase, Built in closets, 10 ft. ceilings, Solid core doors, Custom cabinetry, 2 laundry rooms, extensive Triple pane window package, Alarm system/Security cameras, A/C rough in, 2 high efficiency furnaces, 75 gallon HWT and Quartz counter tops.

The inviting foyer sets the stage for a grand entrance. The beautiful flex rooms to either side offer versatility...Living room, a quiet Den/Study or private dining for elegant gatherings accented by 10mm tinted glass adding a touch of modern sophistication while still maintaining a sense of openness. A superb floor plan allows for seamless flow between kitchen, dining and living room promoting a sense of spaciousness and allowing tons of natural light. The DREAM chef's KITCHEN is equipped with everything a culinary enthusiast could desire, the abundance of two tone cabinetry, a large quartz island seating 6, Fisher and Paykel appliances, built in full sized fridge and freezer, 8 burner gas stove, pullout pantry, and lets not forget the extraordinary Butler's Pantry which offers additional storage, walk in pantry and prep space. A super functional mudroom adds practicality and convenience with a stackable W/D, water fountain, a closet with circulating air for damp clothes(Brilliant), and personalized storage spaces for family members. Retreat to the primary with a large customized walk in closet that connects to the main laundry room, plus enjoy the Spa-like ensuite with in floor heating, double vanity,

make up desk, free standing claw soaker tub, walk in shower with rain head, private conservatory and Soletto tile. The remaining bedrooms are a good size with 1 having its own ensuite and the other 2 sharing the main bath, ensuring a smooth start to the day! The basement is partially developed, rooms framed in and electrical in place. Professionally landscaped with artificial turf, a wood burning fireplace, and exposed aggregate patios in the backyard provide an inviting and functional retreat. The TRIPLE CAR GARAGE is a dream for any car enthusiast....Heated, Drywalled, Insulated, 220 charging station, water access, floor drain, and epoxy flooring add a stylish touch to this man cave. It is evident this INNER CITY home commands attention, making it the ultimate package...Location. Size, Quality, Corner Lot, plus Steps away from Confederation Park/Schools/ Swimming Pool and all amenities.... THIS IS THE PLACE ...You'll raise your children, hope, dream, and call HOME.