



**2007 52 Avenue SW  
Calgary, Alberta**

**MLS # A2142426**



**\$2,095,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,570 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** 3x Bar Fridges, Ceiling Speakers, Sonos Amp, Projector

**\*\* Open House Saturday, July 27th from 2pm-4pm! \*\*** Stunning Custom-Built family Home by award winning builder, Dream Ridge homes in a Prime North Glenmore Park Location. Situated just steps from North Glenmore Athletic Park, this remarkable residence is set on a full-sized 50-foot lot and boasts a spacious, sunny south-baking backyard. Newer style construction & built in 2013, this modern home features an array of custom upgrades and is situated on a quiet street where several new single-family homes are currently being built. With 3 bedrooms upstairs, 1 downstairs, and a total of 4 bathrooms, this home is designed for comfortable family living. The main floor is adorned with upgraded on-site finished White-Oak hardwood flooring and includes a bright, private office, a charming covered front porch, and a living room with a cozy gas fireplace. The large custom kitchen is equipped with an abundance of cabinets for ample storage, a beverage centre, and top-of-the-line Sub Zero/Wolf appliances. Completing the main floor is a spacious mudroom with plenty of extra storage. Notable main floor upgrades include quartz countertops, under-cabinet lighting, illuminated upper glass door cabinets, and storage on both sides of the large island. The upper level features a functional laundry room with storage cabinets, quartz countertops, and a sink. The bright and spacious primary bedroom boasts a large custom walk-in closet and a spa-like ensuite with a standalone soaker tub, steam shower, and luxurious modern finishes. The lower level is perfect for entertainment, offering a bedroom, full bathroom, games area, entertainment area with a cozy gas fireplace, and a wet bar with seating, a beverage center, and a wine fridge. One of the standout features of this stunning property is the expansive sunny south-facing backyard, complete with a large deck and

private patio area featuring a real wood-burning fireplace with added convenience of a gas igniter system. Additional upgrades and features include an oversized insulated and drywalled garage, custom MDF closets, an irrigation system, two furnaces, heated flooring in the mudroom and upstairs bathrooms, upgraded wood-framed windows, and central air conditioning. This home is truly a must-see. Schedule your private viewing today!