



**1122 Talon Avenue SW
Calgary, Alberta**

MLS # A2143994



\$2,249,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,731 sq.ft.	Age:	1995 (29 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Garage Faces Rear		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape, Wedge Shaped Lot, Ya		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Marble, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bathroom Rough-in, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: armoire in kitchen, billiard table, basement shelving

A stunning bungalow 2700+ sq. ft. This elegant home is located in the heart of Upper Mount Royal facing quiet Talon Park. This well built home has great curb appeal, features a 14.5 foot ceiling with skylights, wood burning fireplace, high end appliances in a very impressive kitchen - really a cooks dream Kitchen! You enter the home to a notable Grand Foyer, flanked by a traditional living room and formal dining room both looking onto Talon park. Large living-family rooms on both main and lower floors. Five bedrooms, four bathrooms, TV/ gym room, games room; 9 foot ceilings with fireplace on lower adding to 5400 sq ft of total living space. Dual dressing rooms in large Master Bedroom, dual sinks with jacuzzi and heated floors in Master Bath. Window security shutter systems in Master Bedroom and Kitchen. Audio system throughout the house, sectional air conditioning and heating. Auto irrigation system, Enjoyable side patio with direct access to kitchen offers a private setting looking onto a beautiful neighborhood. Attached heated double garage with rear alley access and a huge storage room underneath. (Access through basement.) Very Low maintenance house. Don't miss the opportunity to call this beautiful bungalow your home!