



637 54 Avenue SW
Calgary, Alberta

MLS # A2161249



\$919,900

Division:	Windsor Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,856 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome home to this elegant, detached home in the sought after community of Windsor Park. This fabulous community is centrally located only 10 minutes from the downtown core and is abundant with amenities, offering such a great lifestyle to a discerning buyer. Upon entering this immaculately kept home, you will notice the open floorplan, high ceilings and flowing neutral hardwood floors. The front den features a custom built-in bookcase overlooking a large window, complete with plantation shutters. Continue into the updated, open concept kitchen, with an oversized quartz island, silgranit sink, ceiling height cabinetry, high-end Stainless Steel appliances, corner pantry and spacious dining area. The main living room features a gas fireplace with beautifully crafted built-ins and large windows overlooking the SOUTH FACING backyard. In the back, you will find low maintenance landscaping with a stone patio sitting area featuring a wood pergola that is amazing for entertaining and soaking up the sun. There is also a double detached garage with built-in shelving and back alley. The upper floor features a spacious Master Retreat with vaulted ceiling, a spacious walk-in closet with closet built-ins and gorgeous 5 piece spa-inspired ensuite with skylight and soaker tub. There are an additional 2 bedrooms upstairs. One of the bedrooms features custom wall detailing and a charming window seat with storage underneath. The upper level is completed by a 4-piece main bath and upstairs laundry room. The basement features a large open space that is perfect for a media room, gym area, play room, or office. The lower level also features a generous fourth bedroom, stunning 4-piece bath and a separate storage room. This fantastic home offers central A/C, designer lighting, custom built-ins, brand new hot water tank and much more. Close to all the shops and restaurants that

trendy Britannia Plaza and Chinook Mall have to offer. This home is short biking distance to downtown, with ample green space and nature options at some of the best Calgary parks: Stanley Park, River Park, Glenmore Reservoir, Calgary Golf and Country Club and the Elbow River just blocks away. Not to mention being only steps from the Windsor Park Community Hall with new Tennis/Pickle Ball Courts, Playground, Basketball Court and an Outdoor Hockey Rink! Book your showing today!