



GRASSROOTS
REALTY GROUP

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111 28 Avenue NE
Calgary, Alberta

MLS # A2194703



\$879,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,841 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Private, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar, Wired for Data		
Inclusions:	n/a		

Welcome to this beautifully designed 2-storey detached home, perfectly situated in the vibrant community of Tuxedo Park. This home offers a harmonious blend of modern sophistication and cozy charm, making it an ideal haven for families and professionals alike. Key Features: Spacious & Bright: Enter through the inviting foyer to discover an open concept living space characterized by high ceilings and abundant natural light. The thoughtful layout creates a seamless flow between the living, dining, and kitchen areas—perfect for entertaining! Chef’s Delight Kitchen: The stylish kitchen boasts built-in features, sleek cabinetry, and top-of-the-line stainless steel appliances. Whether you’re hosting dinner parties or enjoying quiet family meals, this kitchen will inspire your culinary adventures. Luxurious Upper Level: Upstairs, you’ll find three spacious bedrooms, including a stunning master suite that offers a lavish 5-piece ensuite and a generous walk-in closet. Two additional well-appointed bedrooms share a modern 4-piece bath, ensuring comfort for the whole family. Convenient Upper Laundry: No more hauling laundry up and down stairs! The dedicated laundry room is conveniently located on the upper level for ultimate ease. Versatile Basement: The basement is designed for flexibility, featuring one bedroom and a full washroom, ideal for guests or as a private home office. Imagine transforming this space into a cozy rec room for family game nights or movie marathons! Outdoor Oasis: Step outside to your double detached garage and an easily maintainable yard, perfect for summer BBQs or relaxing evenings under the stars. This infill home is not just a property; it’s a lifestyle. Enjoy the vibrant community, with parks, schools, and shopping just moments away. Don’t miss your chance to own this stunning urban retreat in Tuxedo Park!

Schedule your private showing today!