



GRASSROOTS
REALTY GROUP

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**2025 51 Avenue SW
Calgary, Alberta**

MLS # A2211537



\$2,175,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,209 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, In Garage Electric Vehicle Charging Station(s), Triple Garage D		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot, Underground Sprinklers		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Tankless Hot Water, Wet Bar, Wired for Sound		
Inclusions:	n/a		

+++ OPEN HOUSE SATURDAY JUNE 28 2 PM to 4 PM +++ Situated on a quiet street in desirable North Glenmore Park you will find this stunning family home! Sitting on a large lot, this 4 bedroom home offers almost 5,000 sq. ft. of developed living space. This house is filled with natural light from large picture windows and skylights. Upon entering, you will be in a spacious foyer with lots of room to greet guests. The main floor offers an easy flow between all the principle rooms. There is a huge gourmet kitchen with professional appliances, oversized island and a butler's pantry for easy transition to the beautiful private dining room. The main floor living/great room offers a feature fireplace and large patio doors that open to the sunny southfacing deck and backyard. A spacious office/den, mudroom with loads of cabinets and powder room complete the main floor. Walking up the open riser staircase to the second floor you will find an incredible primary bedroom and ensuite! This space has it all - private balcony, built-ins, dual vanities, in-floor heat, motion sensor lighting, free standing soaker tub, steam shower and huge walk-in closet. Two additional corner bedrooms with a jack & jill bathroom and laundry room complete this level. The lower level has a fourth bedroom and offers a gym/workout space that could be converted into a 5th bedroom. The showstopper on this level is the large entertainment room complete with a wine room, temperature controlled wine cabinet, entertainment bar and in-floor heat! Outside, there is a roomy deck, underground sprinkler system and a TRIPLE garage complete with roughed in EV charging station. Additional highlights of this incredible property include sound system and 2 brand new AIR CONDITIONERS. The location is just blocks from River Park & Marda Loop - offering schools, shops, restaurants, public transit, close to

Earl Grey golf course, walking and bike paths. This home shows exceptional pride of ownership, is in immaculate condition and shows 10/10!!