

3502 5 Street NE
Calgary, Alberta

MLS # A2174345



\$725,000

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,846 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: INCLUDED: Bar Fridge AS IS, TV Wall Bracket & TV in North Family Room, Wall/Cat Shelving in South Living Room Negotiable

FULLY DEVELOPED // 4 BEDS + 3.5 BATHS // LOW MAINTENANCE BACKYARD // DOUBLE GARAGE // UNDERGROUND SPRINKLERS // AIR CONDITIONING // & MORE // Step into this Fully Finished, Semi-Detached Home where style meets functionality. Located on a corner lot, this home is spacious, open & bright! The Front Entry is welcoming & offers a Flex Space off the front which could be used as a second Living Room, Play Room for Kids or perhaps an Office. Ceilings & Hardwood Floors span the Main Level as the Kitchen, Dining Area & Family/Living Room seamlessly flow together. The Kitchen offers a large Centre Island with seating for 4, a spacious Pantry, Quartz Countertops & Stainless Steel Appliances to include a Gas Stove, Built-In Microwave & Refrigerator with Water/Ice. Plenty of space for a large Dining Table! The Family/Living Room offers a cozy Gas Fireplace & access out to the Backyard, which is virtually maintenance free with a concrete Patio & landscaping to include artificial turf. The Upper Level has been upgraded to Vinyl Plank Flooring and offers a Primary Retreat complete with 5 Piece En-Suite with Soaker Tub, Dual Sinks & Glass Shower. The Walk-In Closet is spacious & offers plenty of storage. Upper Laundry, a 4-Piece Bath, Bedroom #2 & Bedroom #3 completes this level. The Basement is Fully Finished and offers many options for furniture placement. Set-up a Media/Entertainment Area as well as a Flex Area for either Workout Equipment, a Poker or Foosball Table, an Art/Crafts Space or simply another Play Area for the Kids. A Built-In Bar, Storage Room, another 4-Piece Bath & Bedroom #4 with Walk-In Closet completes this level, with Vinyl Plank Flooring throughout too. Air Conditioning included! With only minutes to Downtown via Edmonton Trail or Deerfoot Trail, this is a fantastic opportunity in a

quiet, accessible location close to Pathways & Parks. Book a viewing today!