

12516 17 Street SW
Calgary, Alberta

MLS # A2175431



\$559,000

Division:	Woodlands		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	2,252 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Tre		

Heating:	High Efficiency, Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 669
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Low Flow Plumbing Fixtures, Soaking Tub, Stone Counters, Wet Bar		

Inclusions: Electric Fireplace Insert (living room), Electric Fireplace (bonus room), some furnishing negotiable as well

SPACIOUS AND THOUGHTFULLY DESIGNED. With 3293 sq ft of DEVELOPED space, this 2 BED + FLEX and BONUS ROOM, 3.5 BATH home boasts a SUNKEN LIVING ROOM, a comfortable FINISHED BASEMENT WITH WET BAR, and a MASSIVE PRIMARY SUITE with HUGE ENSUITE and PRIVATE BALCONY. Why you will love this unit... Deceptively large and unassuming, this unit is brightly renovated with DURABLE LUXURY VINYL PLANK FLOORING and WALL TO WALL CARPETING a LIGHT AND BRIGHT UPDATED KITCHEN and richly veined ceramic WHITE TILES in large format. Step inside and be welcomed by a spacious entry with an open, airy ambiance throughout the main and upper floors. To the right, a bright breakfast nook awaits, with a nearby bathroom, laundry and garage access. A modernized kitchen boasts newer stainless steel appliances, sleek white quartz countertops, and a stylish white subway tile backsplash. Flow seamlessly from the kitchen into the open dining and living areas, anchored by a cozy wood burning fireplace with gas starter—perfect for family gatherings. Mirrored glass patio doors offer privacy and lead to a large, low-maintenance private backyard, ideal for summer enjoyment. The upper level presents a spacious primary suite designed for luxury, complete with a private balcony, a spa-inspired 5-piece ensuite with double vanity, quartz finishes, a deep soaker tub, and a bright walk-in shower area. A generous dressing closet adds functionality to this lavish retreat. An additional large bedroom, a beautifully appointed 4-piece bathroom and large open bonus room complete the upstairs. The lower level offers a versatile den (currently used as a guest suite) adjacent to an oversized 4-piece bathroom, a wet bar, and ample space for a family room, making it perfect for relaxing in or family

nights. This thoughtfully updated home promises an exceptional lifestyle in the Heritage Woods complex renowned for its parklike setting, tranquil location and undeniably large homes. Don't miss your chance to view this exquisite property—contact your agent and SCHEDULE YOUR TOUR TODAY!