

538 53 Avenue SW
Calgary, Alberta

MLS # A2180393



\$859,000

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,776 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped, Level, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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: Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: TV

Absolutely stunning home just 2 doors down from the always popular Windsor Park with a large green space, a playground, sports courts, ice rinks, tennis and the very active community centre. This quiet street is within walking distance to Chinook Mall, the C-Train Station, great schools, and several other parks and playgrounds. After all that adventure come home to warmth and comfort with great curb appeal and an expansive front porch that entices peaceful morning coffees. Inside this open floor plan is an abundance of natural light and a high-end designer aesthetic. Gorgeously updated, the kitchen is a chef's dream featuring stone countertops, a plethora of full-height cabinets, a pantry for extra storage, stainless steel appliances, a gas cooktop, and a large centre island to gather casually. Host more formal meals in the adjacent dining room with designer lighting and unobstructed sightlines, perfect for entertaining. The living room effortlessly sets the stage for relaxation in front of the gas fireplace or built-in media area while oversized windows frame tranquil backyard views. A flex room is an ideal work, study, or play space. Handily a tucked-away powder room completes this level. Overlooking the backyard, the primary bedroom is a true owner's escape with a large walk-in closet and a lavish ensuite boasting dual sinks, a deep soaker tub, and an oversized shower. Both additional bedrooms on this level are spacious and bright sharing the 4-piece bathroom. Laundry is also conveniently located on this level, no more hauling loads up and down the stairs! A second fireplace in the finished basement provides a cozy atmosphere to the expansive rec room that can easily be divided by furniture to create zones for gathering over movies and games nights and still have room for an exercise or play area. A 4th bedroom is perfect for guests with a large walk-in

closet and cheater access to the 4-piece bathroom. Beautifully landscaped with tall privacy fencing, the backyard is a serene oasis for summer barbeques on the patio while kids and pets play in the grassy yard. An insulated and drywalled double detached garage further adds to your convenience. Exceptionally located in a phenomenal neighbourhood that is bordered by the Calgary Golf and Country Club and the Elbow River and is close to everything yet quietly tucked away. Truly an exquisite and meticulously maintained home in an unsurpassable location!