



**GRASSROOTS**

REALTY GROUP

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526 52 Avenue  
Calgary, Alberta

MLS # A2302455



**\$1,275,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,017 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Level, Low Maintenance Landsc		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** n/a

Experience contemporary luxury and thoughtful design in this beautifully crafted 2,800+ sq. ft. home &mdash; perfectly suited for today's discerning buyer. The open-concept main level features gleaming hardwood floors, a spacious chef's kitchen with custom cabinetry, granite countertops, and premium stainless steel appliances, flowing seamlessly into an inviting family room ideal for relaxing or entertaining. Upstairs, the primary retreat impresses with vaulted ceilings, a large walk-in closet, and a spa-inspired ensuite with dual sinks, a freestanding tub, and a glass-enclosed shower. Two additional bedrooms, a stylish main bath, and convenient upper laundry complete this level. The fully finished basement offers exceptional flexibility, featuring a bedroom, full kitchen, living area, and 4-piece bath &mdash; perfect for guests or extended family. The space can also be easily opened up to integrate with the rest of the home, creating even more functional living space. Combining sophistication, comfort, and versatility, this home delivers a truly elevated lifestyle with room to grow and adapt to every stage of living.