



2142 28 Avenue SW
Calgary, Alberta

MLS # A2305725



\$1,395,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,811 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Garage		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot, Corner Lot, Few Trees, Landscaped, Rectangular Lot		

Heating:	Boiler, High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Steam Room, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: NONE

OPEN HOUSE 12-3 PM SAT. MAY2.... Please come and check out this gorgeous attached home, sitting on a very sunny corner lot and in a great neighbourhood and so close to many amenities. You are going to love the beautiful open floor plan and the abundance of windows and all the natural light it brings, skylights, and large principal rooms all throughout the house. The main floor features a warm and inviting living area with a gas fireplace and a tasteful tile surround, wood veneer accents and custom shelving. This opens into a wonderful chef's kitchen with a huge quartz waterfall island counter top and a glass tile back splash. The kitchen is equipped with all top of the line appliances, BRIGADE, MIELE, and an awesome 36 inch six burner gas range, built-in dishwasher, microwave, oversized fridge and freezer, plus a wine fridge. The dining room is a very good size, easy to fit a nice group of people and opens onto a large rear deck, a great place to relax at the end of the day. Don't miss the Miele coffee bar station, a must-have in a kitchen like this one. This is a 4 story home and, of course, there is an elevator that services all levels of the house, a must-have when bringing groceries home AND you park in the lower level attached and heated garage. The top two floors feature three spacious bedrooms, with two of those on the second floor and there is a large 4 piece bath with steam shower and a handy laundry room C/W a sink. One of the bedrooms features a private balcony and the other has "his and her" closets tucked behind double french doors. The top floor is where you will find the awesome master bedroom retreat, with a gorgeous 5 piece ensuite, a wet bar with a cozy living area, walk in closet and a private balcony where the mountains nearly always stand out. The ensuite is quite luxurious and has a separate shower, soaker tub, "his and

her" sinks and under cabinet lighting. HAVE I MENTIONED THE INCREDIBLE CRAFTMANSHIP! In every inch of this home, the custom cabinetry and built-ins, the solid core doors, exceptional window grouping for maximum brightness, etc. is so impressive . The lower level picks right up like the rest of the home, a large family/viewing room with wonderful carpeting underfoot , full 4 piece bathroom and a mudroom with custom cabinetry adjoining the heated double attached garage. This home has just about every bell and whistle that you can imagine and then some which also includes an underground sprinkler system. This is a beautiful home with tremendous curb appeal and features views far and wide, literally look out and see a whole lot of city and mountains, great views. The location is awesome with so many amenities close at hand. Schools, parks, transit and Marda Loop are just a few blocks away, very easy walk to restaurants, groceries, even a tattoo shop, etc. It has it all! Its an easy commute to downtown, university, and a quick way to get out of town and head to the mountains. Just move in and enjoy!