



GRASSROOTS
REALTY GROUP

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528 52 Avenue SW
Calgary, Alberta

MLS # A2316970



\$1,275,000

Division:	Windsor Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,954 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

Experience contemporary luxury and thoughtful design in this beautifully crafted 2,800+ sq. ft. home — perfectly suited for today's discerning buyer. Designed with a cohesive vision throughout, every space has been carefully curated by an experienced designer and finished with elevated materials and timeless style. From the stunning tile selections by Porcelanosa to the refined finishes and custom details, quality and sophistication are evident in every room. The open-concept main level features gleaming hardwood floors, a spacious chef's kitchen with custom cabinetry, granite countertops, premium stainless steel appliances, and designer finishes that flow 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 — 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 luxury materials, cohesive designer styling, comfort, and versatility, this home delivers a truly elevated lifestyle with room to grow and adapt to every stage of living.