



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2044 56 Avenue SW
Calgary, Alberta

MLS # A2345353



\$1,535,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,062 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, Corner Lot, Front Yard, Landscaped, Private, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Wet Bar

Inclusions: NA

Welcome to this beautiful home, ideally situated on a desirable CORNER LOT with an approx. 27' WIDE LOT in a sought-after community. Offering outstanding curb appeal, high-end finishes, thoughtful design, and an unbeatable location close to amenities, Glenmore Athletic Park, and a golf course within walking distance, this home is truly impressive from the moment you arrive. The main floor features a spacious foyer with ample closet space, a dedicated dining area, and ENGINEERED HARDWOOD flooring that continues throughout the main and upper levels. The gourmet kitchen is designed for both everyday living and entertaining, showcasing QUARTZ countertops, a large 14' long WATERFALL island, dedicated COFFEE STATION, and a premium suite of JENNAIR appliances highlighted by a 36" gas range and built-in 48" refrigerator. The inviting family room is complete with a gas fireplace and custom built-in cabinetry, while a well-appointed mudroom and powder room add everyday convenience. Upstairs, the luxurious primary retreat offers an impressive ensuite featuring a STEAM SHOWER, HEATED FLOORS, freestanding tub, and dual vanity. Two generous walk-in closets provide exceptional storage, complemented by custom woodwork throughout the primary suite. Two additional well-sized bedrooms, a full common bathroom, and a convenient laundry room with sink complete the upper level. The fully finished basement extends the living space with a spacious recreation room featuring custom built-ins, a WET BAR, and a versatile flex room ideal for a home office, gym, or hobby space. A fourth bedroom and full bathroom provide excellent flexibility for guests, family, or extended living. The home is equipped with a DUAL-ZONED NAPOLEON FURNACE and IN-FLOOR HEATING in the basement slab, allowing for

convenient climate control throughout all three levels. The detached double garage is fully finished and painted, providing ample space for vehicles and storage. With its desirable corner-lot setting, wider-than-average lot, premium construction, high-quality finishing, functional floor plan, and exceptional attention to detail, this home shows beautifully and offers a sophisticated combination of luxury, comfort, and convenience.