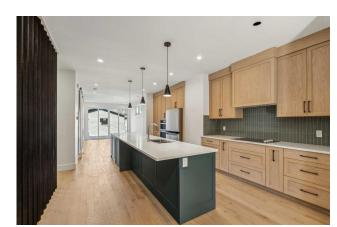


438 28 Avenue, Calgary T2M2K6

Mount Pleasant MLS®#: A2163064 Area: Listing 09/06/24 List Price: **\$1,199,900**

Status: Active Calgary None County: Change: Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Detached City/Town:

Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape:

Access:

Calgary

Abv Saft: Low Sqft:

3,003 sqft Ttl Sqft:

Finished Floor Area

1,976

1.976

Lot Feat: Back Lane, Back Yard, City Lot, Interior Lot, Treed Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Sewer:

Ext Feat: **BBQ** gas line Construction:

Aluminum Siding ,Cement Fiber Board,ICFs (Insulated Concrete Forms), Metal Siding

DOM

Layout

4 (3 1)

3.5 (3 1)

2 Storey

2 2

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

12

Flooring:

Carpet, Hardwood, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Bar Fridge, Built-In Oven, Dishwasher, Dryer, Induction Cooktop, Range Hood, Refrigerator, Washer

Int Feat: Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)

Utilities:

Room Information

Dimensions Room Level Dimensions Room Level **Bedroom - Primary** 12`0" x 9`1" Upper 13`0" x 11`8" **Bedroom** Upper **Bedroom** Upper 11`0" x 10`2" 5pc Ensuite bath Upper 4pc Bathroom Upper 2pc Bathroom Main 4pc Bathroom **Basement Bedroom Basement** 11`6" x 12`3" **Dining Room** Main 15`7" x 9`5" Kitchen Main 21`0" x 8`6"

Living Room Main 16`10" x 10`8" **Game Room Basement** 25`7" x 11`0"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-C2

Legal Desc: 2617AG

Remarks

Pub Rmks:

Introducing your future home in Mount Pleasant - a stunning 4-bedroom, 3.5-bathroom detached residence that blends elegance with practicality. This newly completed property spans over 2,500 sqft and is ready for immediate possession. Meticulously crafted by renowned architect Darren Maillot (Designs by Maillot) and celebrated interior designer Amanda Hamilton (Amanda Hamilton Interior Design), this home is the epitome of sophistication. The open-concept layout, with 9-foot ceilings and beautiful engineered hardwood floors throughout, creates a welcoming and light-filled space. The kitchen is a chef's dream, offering custom cabinetry with soft-close features, high-end stainless steel appliances, and a layout designed for both functionality and style. Upstairs, you'll find a luxurious master bedroom complete with a spa-like ensuite, two additional bedrooms, and a convenient upstairs laundry room. The fully finished lower level is designed for entertainment, boasting a spacious recreation area, an additional bedroom, and a full bathroom. A custom wet bar adds to the perfect space for hosting family and friends. Nestled in the heart of Mount Pleasant, this home is a true gem within a vibrant community. Surrounded by mature trees, parks, and bike paths, it offers tranquility while being just moments from downtown. Enjoy walking access to local favourites like 4th Spot, Velvet Cafe, and the Mount Pleasant Arts Centre, along with nearby schools including King George Elementary, St. Joseph Elementary & Junior High, SAIT, and U of C.

Inclusions: N

Property Listed By: Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



