

780-832-5880

cord@gpremax.com

2036 30 Avenue SW Calgary, Alberta

MLS # A2270355



\$1,699,900

Division: South Calgary Residential/Duplex Type: Style: 2 Storey, Attached-Side by Side Size: 3,045 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: 3 full / 1 half Garage: Double Garage Attached, Heated Garage, Insulated, Oversized Lot Size: 0.07 Acre Lot Feat: Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Views

Heating: Water: In Floor, Forced Air Floors: Sewer: Laminate, Tile Roof: Condo Fee: Other **Basement:** LLD: Partial Exterior: Zoning: Stucco, Wood Frame R-CG Foundation: **Poured Concrete Utilities:**

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: None.

OPEN HOUSE SATURDAY, NOVEMBER 22ND FROM NOON - 3 PM. Built by renowned Design Factor Homes with over 30 years of construction experience & part of National New Home Warranty. Seldom do homes come to market with such attention to detail & quality construction - truly an engineers dream! Perched on 30th Avenue in coveted South Calgary with MOUNTAIN VIEWS & beautiful city vistas, this modern, elegant 3 bedroom home, built by Design Factor Homes offers over 3800 sq ft of exquisite, developed living space. The open & airy main level presents lofty ceilings, stylish light fixtures & feature concrete demising wall showcasing the front sitting area & spacious dining room with ample space to host family & friends. Create culinary masterpieces in the kitchen that's tastefully finished with quartz counter tops, island/eating bar, an abundance of storage (including pantry) & high-end appliance package. The living room is anchored by a feature fireplace & has direct access to the back patio. A 2 piece powder room completes the main level. Ascend the contemporary staircase with glass wall to the second level that hosts 3 bedrooms, a 5 piece main bath & laundry room with sink & plenty of storage. The spacious primary bedroom is a true oasis, boasting it's own wet bar, 2 walk-in closets & luxurious 6 piece ensuite with in-floor heat, dual sinks, relaxing freestanding soaker tub & rejuvenating steam shower. Revel in unobstructed mountain & city views from the rooftop patio – the perfect venue for morning coffee or watching a gorgeous sunset. Basement development includes a family/media room – perfect for game or movie night. A 3 piece bath & storage room are the finishing touches to the basement. A mudroom provides access to the heated double attached oversized garage with towering 13' ceiling. This

meticulously built home is conveniently located within walking distance to vibrant Marda Loop & close to schools, shopping, River Park & easy access to Crowchild Trail.