

2323 53 Avenue SW  
Calgary, Alberta

MLS # A2279055



## \$1,289,000

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,010 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	RC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Steam Room, Vinyl Windows		
<b>Inclusions:</b>	na		

Welcome to 2323 53 Avenue SW &mdash; A brand new home with over 3000 sqft of developed space with south facing backyard that brings you luxury, everyday comfort, and convenience. You're welcomed by a bright dining area with a chandelier and a large window for natural light that connects to the main floor featuring a 10-foot ceiling, a well-equipped gourmet kitchen comes with a 15 foot island, quartz countertops, full height cabinetry , and a premium Kitchen Aid appliance package. The open concept connects the kitchen to the living area with a gas fireplace, custom built-ins, and large sliding patio doors that create a perfect space for entertaining. Going through the doors, you are greeted by a large full-size patio and backyard fully fenced and landscaped for your quality family time. Upstairs, the primary bedroom is a luxurious retreat with vaulted ceilings, a walk-in closet, and a luxurious ensuite featuring dual vanities, a freestanding tub, a walk-in shower with a rainfall showerhead, and in-floor heating. Upper floor features a 9-foot ceiling and 8 feet doors, a bonus room, two additional bedrooms, a full bathroom, and a dedicated laundry room with a sink. The fully developed basement includes a rec room with a wet bar, a gym, a full bathroom, and a fourth bedroom ideal for movie nights and hosting guests. Additional features include a speaker system, an AC rough-in, a security rough-in , and a double detached garage. Close to schools, Glenmore Athletic Park, and Tennis Dome. Don't miss this excellent opportunity to own this remarkable home.