

**311 32 Avenue NE
Calgary, Alberta**

MLS # A2221594



\$609,900

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,083 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Closet Organizers, Crown Molding, No Animal Home, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s)		

Inclusions: N/A

Great Location & Spacious & Well-Maintained Family Home! Welcome to this beautifully maintained property situated on a huge 5,102 sq.ft. lot—you’ll hardly notice it’s attached! Perfect for families with children, this home offers a massive backyard and an oversized heated double garage. Inside, you’ll find quality finishes throughout, including a spacious living room with a charming brick corner fireplace, and a large kitchen with ceramic tile flooring. Natural light floods the home through multiple bay windows, enhancing the warm and welcoming atmosphere. This home features two laundry rooms, one on the main floor and another on the upper level, adding convenience for busy households. The fully finished basement includes a recreation room, two additional bedrooms, and a full bathroom. Retreat to the master bedroom, which offers a steam sauna room and great shower room for ultimate relaxation. Additional updates include aluminum window frames installed in 2020. Located close to transit and just minutes from downtown, this is a solidly built home that truly has it all. Call today to schedule your private viewing!