

**2136 53 Avenue SW
Calgary, Alberta**

MLS # A2232812



\$1,275,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,964 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Land		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Bar Fridge in Basement, TV wall Mount Main Floor, TV and TV wall Mount in Basement, 2 Garage remotes, All Window blinds,

Welcome to 2136 53 Ave SW! This crisp and modern home is located in the quiet neighbourhood of North Glenmore Park. High quality materials, finishing and workmanship are evident in this home with an open plan concept and design. The main floor offers an open layout that is flooded with natural light throughout the day. The custom kitchen features a 13ft white quartz waterfall eating bar, a 6 burner dual fuel GE Monogram oven, a built in microwave, panelled Bosch Fridge, panelled Bar fridge and Bosch dishwasher. Lots of room to entertain a large group with the open flow. The custom wavy paralam open riser staircase is a unique and classy feature with the sophisticated stainless steel and glass railings adding a airness to the space The living room offers a modern gas fireplace, double patio doors, a mud room with a custom bench all leading to the low maintenance backyard, private deck and double detached garage. The upper floor features even more natural light with skylights, large windows, vaulted ceilings throughout, a large primary bedroom with custom built in's, a luxurious ensuite with heated tile floors, dual sinks, soaker tub, separate tiled shower, a generous custom walk in closet, truly a gorgeous place to relax at the end of the day. Two additional bedrooms, main bathroom with heated tiled floors and the upstairs laundry complete with a sink complete this level. The basement is fully developed with a large recreation room to entertain friends and family with a wet bar with fridge or have your personal gym at home. The large 4th bedroom and full bathroom is perfect for guest to be comfortable complete this level. Top this off with RI in floor heating, the double detached garage that is insulated & drywalled. The backyard is a tranquil peaceful low maintenance space to relax in, while the front landscaping is lush and welcoming with multiple

established perennials, shrubs and trees. Come move in and put your feet up. Enjoy the quiet simple life with conveniences at your fingertips. Enjoy being able to walk to; The Glenmore Aquatic Center, the old and new Glenmore Athletic Park, River Park/Dog Park, Sandy Beach Park, Stu Peppard,(New Twin Areas Coming soon) Flames Community Arenas and Curling Club, Calgary Tennis Center, Lakeview Golf course, Bike downtown or to the Glenmore Reservoir with the Elbow River pathway, Highschool, or even Mount Royal University and great transit including the Max bus line. Easy access to Downtown, Crowchild, Glenmore and Stoney Trail.