

2347 53 Avenue SW
Calgary, Alberta

MLS # A2244846



\$1,280,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,119 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Wet Bar

Inclusions: Doorbell Camera

Located on an extra-wide lot in the sought-after community of North Glenmore Park, this luxurious detached home with over 3000 sq ft of developed space and a SOUTH backyard perfectly blends sophistication with everyday comfort. Just steps from schools, parks, and restaurants, the home welcomes you with a bright dining area featuring designer chandelier, oversized windows that exude natural light throughout and elegant wide-plank engineered oak hardwood flooring. The heart of the home is the DREAM kitchen, thoughtfully designed with high-end appliances, a stunning 14-foot island, quartz countertops, full-height oak cabinetry, and a beautiful DESIGNER backsplash—ideal for entertaining & family life. The open-concept layout seamlessly connects the kitchen to the living and dining areas, creating an inviting space perfect for entertaining. The living room centers around a gas fireplace with custom built-ins and is bathed in natural light from double sliding patio doors that open onto the SOUTH deck area. Practical touches include a walk-in pantry and a mudroom designed for everyday life. Upstairs, the primary suite is a luxurious retreat with a vaulted ceiling, spacious walk-in closet, and a spa-inspired ensuite featuring dual vanities with Delta Trinsic faucets, a deep soaker tub, an oversized walk-in shower with a rainfall showerhead, and in-floor heating for ultimate comfort. The upper level also offers 9-foot ceilings with 8-foot doors, two additional bedrooms, a full bathroom, and a laundry room with quartz countertops. The fully developed basement includes a wet bar with wine fridge, ample storage under the stairs, a gym, a fourth bedroom, full bathroom, and a large rec room—ideal for movie nights or hosting guests. Additional features include security system, speakers and AC. Outdoors, enjoy a full-width rear deck, a sun-drenched

south-facing yard, and a double garage. This is an exceptional opportunity to own a truly remarkable home. You deserve this home!