

**710 23 Avenue NW
Calgary, Alberta**

MLS # A2163319



\$925,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,816 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Int		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: TV Mount

Welcome to this stunning 4 bedroom / 3.5 bath home located on an idyllic tree lined street in the highly sought after community of Mount Pleasant. This home was designed for a discerning buyer, with plenty of well thought out, functional living space. The main floor has an open floorplan that seamlessly connects the dining, living and kitchen area, creating an ideal space for entertaining friends and family. The kitchen is the centerpiece, featuring custom full height shaker cabinets, a wood grain island, quartz countertops throughout, under cabinet lighting, glass tile backsplash, stainless steel appliances and walk in pantry. Also on the main floor is a flex room (currently used as a formal dining room), office nook, 1/2 bath and large mudroom...a must have for any family! Head upstairs to the spacious primary suite with a custom walk-in closet and spa inspired 5-piece ensuite. Down the hall are 2 additional good sized bedrooms, a 4pc bath and stacking washer/dryer. Downstairs is fully finished with a large rec room...great for family movie nights, a full bathroom, a 4th bedroom and an additional flex room that would make a great office/den, play room or extra storage if needed. This home is "carpet free", with new luxury vinyl plank flooring throughout, it was recently painted with warm neutral tones and has central air conditioning for these warm Fall days. Step out and enjoy your private backyard (fully fenced) with mature trees, a lovely patio for relaxing while you grill and watch the kids play in the grass. And if that isn't enough....this home has an ideal location...steps away from the Mount Pleasant Outdoor Pool, Arena, Community Center and Park space, a 5 minute walk to Confederation Park and Golf Course, walking distance to restaurants, shops, arts centre, schools, and easy access to public transportation and major roadways. This

home is a gem, you don't want to miss.