



**512 54 Avenue SW, Calgary, Alberta - \$1,249,000**



Main Photo

## Property Description

This stunning new home in Windsor Park offers modern design, thoughtful layout, and premium finishes. Designed by John Trinh & Associates Inc., this residence features over 2,751 SQFT of living space, including a legal basement suite with a separate side entrance and dedicated laundry facilities, making it ideal for additional income or extended family.

Upon entering, a grand foyer welcomes you into an open-concept main floor with 11-ft ceilings and engineered hardwood flooring throughout. The formal dining area, highlighted by large windows, provides an elegant space for gatherings. The chef's kitchen is a true centerpiece, featuring a oversized island, high-end appliances, and under-cabinet lighting with quartz countertops. The great room boasts a custom three sided gas fireplace with a luxury finish, built-in shelving, and a spacious mudroom with built-ins, ensuring both style and functionality.

Upstairs, the 9-ft ceilings create a bright and airy atmosphere. The primary bedroom is a luxurious retreat with vaulted ceilings and large windows that offer ample natural light. The 5-piece ensuite is spa-inspired, complete with make up desk, in-floor heating, a double vanity, a soaker tub, and a steam shower rough-in. Two additional spacious bedrooms, one with a walk-in closet and direct access to a 3-piece bath, as well as

a convenient laundry room, complete the upper level.

The fully finished legal basement suite provides a fantastic opportunity for rental income or multi-generational living. It includes a spacious rec room, a full kitchen, two large bedrooms, and a 3-piece bathroom.

Additional features of this home include two furnaces with HRVs for optimal efficiency and air quality, custom built-in closets throughout, Garage Heater rough-ins and rough-ins for A/C. The double garage offers ample storage, while the home's prime location provides easy access to downtown, major roads, schools, shopping, and public transit.

This exclusive pre-sale opportunity in Windsor Park won't last long. Call today for more details!

## REALTOR Referral

---



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: MaxWell Canyon Creek*

---

Photos  
Coming  
Soon



P: