



## 932 4A Street NW, Calgary, Alberta - \$1,199,000



Main Photo

### Property Description

Immaculate, 4 bedroom + 4.5 bath home on a quiet street, near the bluff, in beautiful Sunnyside! Captivating curb appeal and over 3,300 sq ft on 3 levels with a large loft space and fully-finished basement with heated flooring. Main level features open floor plan, hardwood flooring and separate dining area with room for a large table and family dinners. The impressive Kitchen includes Quartz countertops and central island, 5-burner gas range, tasteful tile backsplash, full-height custom cabinetry, undermount silgranite sink, and lots of storage. The sunken Living Room is ideal for cozy gatherings around the gas fireplace and a great place to curl up with a great book. Nearby, the back mud room features custom lockers and storage for all of your seasonal items. The upper level features a gorgeous Primary Bedroom with HUGE vaulted ceiling, amazing light through the large windows, and overlooks the community garden and nearby bluff. The opulent 5-piece Ensuite Bath is an awesome spot to unwind, with heated flooring underfoot, a fantastic soaker tub, his + hers vanity spaces, and luxurious separate shower. Two more spacious

bedrooms, separate laundry room and clever 4-pc bath round out the space here. Stepping up to the large 3rd floor LOFT space, you've got skylights overhead, another 4-pc bath, a built-in homework station/desk, media/tv area for family movie nights, or watching 'the big game.' There's also sliding doors into a flex room, with dormers, that would make an awesome office - or even a kids' play room! The fully-finished lower level includes In-floor heating underneath the epoxy sealed, concrete floor, a recreation/games area with nearby bar area, another large bedroom, 4-pc bath that feels almost like an ensuite, and a flex room you could use for your wine collection, another office, or even more storage!. Outside, you'll find the property nicely landscaped, aggregate pathway and patio in the backyard, and the HEATED, Insulated, Double Garage - that backs onto a PAVED alleyway, so much less muck to clean up on those rainy/snowy days! Close to the shops, restaurants, coffee spots and entertainment in Kensington, close to C-Train & transit, biking, running & walking along the Bow River Pathway, and so much more. This is a truly great property & location!

## REALTOR Referral

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