

**7262 11 Avenue SW**  
**Calgary, Alberta**

**MLS # A2290323**



**\$999,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,023 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

JUST LISTED in WEST SPRINGS! This FULLY FINISHED "TURN KEY" 2 storey built in 2019 is located near the end of a QUIET CUL-DE-SAC LOCATION! Walking distance to great schools & amenities! EXECUTIVE FINISHINGS throughout including HIGH "CEILINGS, " INTERIOR DOORS, wide open floor plan, LOADS OF WHITE CEILING HEIGHT KITCHEN CABINETRY. There is QUARTZ COUNTERTOPS, soft close drawers, 5 burner GAS RANGE, massive island, BUILT-IN MICROWAVE, large corner pantry, ENGINEERED HARDWOOD FLOORING, and fireplace! White spindle railings leads to the upper level with LVP FLOORING, HUGE BONUS ROOM, UPPER FLOOR LAUNDRY, guest bathroom with 2 sinks, and 3 large bedrooms with walk-ins closets including the king sized primary, beautiful 5 PCE ensuite with standup shower and deep soaker tub. The lower level is beautifully finished with HIGH "CEILINGS, large recreation room, 4th bedroom, 4 PCE bathroom, large windows, and huge mechanical room for plenty of storage. The DOUBLE ATTACHED GARAGE is large enough to fit a full sized truck! So many extras in this home - CENTRAL AIR CONDITIONING (2023), high efficient tankless water heater, triple pane windows, knockdown ceiling texture, pot lights, water softener, custom window coverings, maintenance free vinyl fence, the list goes on and on! \$999,900. Book your showing as this property shows 10/10, is priced to sell and will not last long!