

227 Union Avenue SE
Calgary, Alberta

MLS # A2234236

\$679,900

Division:	Seton		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,132 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectang		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Dry Bar, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Skylight(s), Storage, Walk-In Closet(s)		
Inclusions:	n/a		

Must be sold, Price reduced to \$679,900.00 below assessment value This is a 2169 sq. ft. fully developed Brookfield York bungalow that is 4 years old with a plan that is not available by the builder now. Spacious with 10 ft. high ceilings and open floorplan with lots of light. No New home GST! and with the upgrades that were added by the owners you could not even come close price wise to getting a finished home like this. There is a 23 x 24 ft heated Garage, storage in the top of the garage, landscaping, fencing, window coverings and a different more functional kitchen layout. It was also customized from the original York bungalow, so it has more room on the main floor with the den or breakfast nook. The front porch opens to a sun-filled Living Room, Dining room for the family celebratory gatherings, and a spacious kitchen with granite counters, stainless steel appliances, 2 skylights, pantry, recessed lighting, under valance lighting and a peninsula. The Den/music room or diner style nook is off the kitchen, and you can choose what fits your living. The Master bedroom is on the main floor with an ensuite containing a 5' shower, granite vanity, and custom walk-in closet with wood shelves and large windows, 10 ft ceilings and a ceiling fan. There is a main floor laundry. The back hallway accesses the low maintenance yard kitchen with a BBQ outlet. The south back yard is smaller, no grass to cut other than 5 ft across the front of the house, but still private. The home is complete with wrought iron spindles on the staircase, luxury vinyl plank, tile and carpet. The one level lifestyle, featuring 9' basement ceilings. The fully developed basement includes a huge entertaining room with dry bar with upper cabinets and bar fridge. There are 2 great sized bedrooms for the Grandkids, with egress windows and both with walk in closets. A full 4-piece bath, computer nook, and

storage under the stairs. There is an oversized heated garage (23' x 24.5') with upper storage and this size of garage doesn't exist in this area. Pride of ownership throughout—turnkey and ready to enjoy! Great amenities with CinePlex, South Campus hospital, shopping, River valley, easy access to Stoney Trail and to Highway 22 to Bragg Creek and Banff National Park. Showhome \$669,900 no garage