

\$2,500,000 - 712 28 Avenue Nw, Calgary

MLS® #A2066455

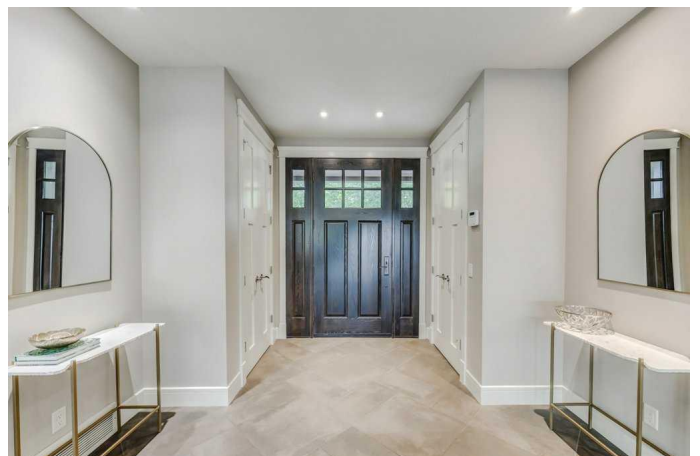
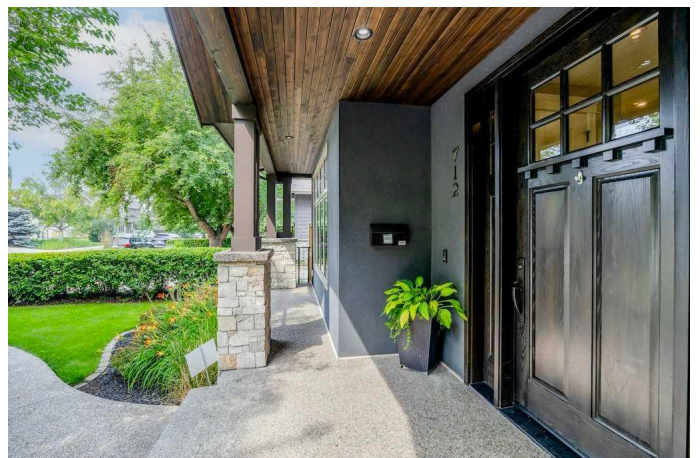
\$2,500,000

6 Bedroom, 6.00 Bathroom, 3,679 sqft

Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

Welcome to 712 28th Avenue NW, a stunning & luxurious custom built 5400+ sq.ft, home backing onto Confederation Park. Situated on a pretty treelined cul-de-sac, this home is everything you ever thought you wanted and more. The moment you arrive you will be captivated by the Arts and Crafts exterior and the meticulous landscaping complete with aggregate concrete walkways, perfectly edged perennial beds and covered front porch with cedar inlay. As you enter through the beautiful custom front door, you are welcomed by a stunning center open-riser staircase architecturally designed to showcase the views of the world class park out your back windows. The spacious foyer itself has 2 large closets both complete with built-ins. The thoughtful main floor-plan is perfect for a busy family and offers a mixture of porcelain tile and beautiful hardwood floors. The open concept kitchen and family room offer double sized glass sliding doors to provide outstanding views at the back of the home and allows for tons of natural light. The chef inspired kitchen offers 10'™ ceilings, maple cabinetry, gorgeous granite counter tops with raised eating bar and a top-of-the-line appliances including a full-size subzero fridge, Wolfe 6 burner gas stove, bosch dishwasher and wine fridge. The dining room has a floor-to-ceiling gas fireplace in stacked stone with direct access to the large butler's™ pantry offering tons of storage and a full-size freezer. The living room is warm and inviting with a wall of



custom maple-built-ins offering fantastic storage as well as another floor to ceiling tindle stone fireplace. The huge private office overlooks the stunning fully landscaped front yard and has FOUR built-in workspaces along with excellent storage. The upstairs is so well suited for families and offers a total of 4 bedrooms! Three bedrooms with window seats, walk-in closets and built in desks. Two of the bedrooms conveniently have a Jack and Jill ensuite, the third bedroom with its own ensuite. The large laundry room is equip with two full sets of washers & dryers, tons of storage and drying area. The primary bdrm is the entire back of the home, capturing all park views. Special features include peaked ceiling, a private balcony, and a huge walk-in closet with center island. The 5-piece ensuite offers a walk-in shower with bench, two separate ensuites and soaker tub. The bright and inviting walkout basement is once again all windows to the backyard. Massive family room with a wall of built-ins, gym with full size mirror wall and cork flooring plus two additional large guest bedrooms. Finishing this level is a mudroom with locker storage leading you to a manicured backyard with an enormous aggregate concrete deck the width of the main floor. The 3 car garage is heated with convenient back-alley access. This home is located 5 minutes from the popular Winter Club and only 10 minutes from downtown. Unbeatable home, Unbeatable Location. Unbeatable Value.

Built in 2010

Essential Information

MLS® #	A2066455
Price	\$2,500,000
Sold Price	\$2,475,000
Bedrooms	6

Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,679
Acres	0.14
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	712 28 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M2L3

Amenities

Parking Spaces	3
Parking	Triple Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Oven, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped
Roof	Asphalt
Construction	Shingle Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2023
Date Sold	November 20th, 2023
Days on Market	123
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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