

\$1,063,000 - 7140 11 Avenue Sw, Calgary

MLS® #A2110728

\$1,063,000

4 Bedroom, 4.00 Bathroom, 2,299 sqft

Residential on 0.09 Acres

West Springs, Calgary, Alberta

Welcome to this stunning home is situated on a quiet street in the cul-de-sac in the desirable neighbourhood of West Springs. The main level features 9'™ ceiling, 8'™ doors and engineered wood flooring throughout the entire floor. The gorgeous kitchen features a large island with breakfast bar, all surrounded by quartz countertops, Kitchen -Aid stainless steel appliances, built-in wall oven and microwave, gas cook top with chimney hood, beautiful white oak height cabinets and a walk-through pantry to the spacious mud room. The adjacent living room with cozy gas fireplace feature wall for the family to relax, and the dinning area leads you to the deck for outdoor enjoyment. The den and half bathroom to complete on this level. Upstairs, a bonus room offers additional living space for relaxation or entertainment. The master suite is a true retreat, offering a spacious layout. Pamper yourself in the stylish 5-piece ensuite with double vanities, a separate glass shower with double shower heads, and a free stand bath tub. 2 additional good-sized bedrooms are serviced by the 5-piece bathroom on this level, having the laundry room located upstairs is a practical and time-saving feature. The basement was professionally developed by the builder to offer even more living space. This level features a large recreation room with rough in waterlines for future pre/bar sink, 4th bedroom, 4 piece bathroom and a storage room. The expensive water softener system in the furnace room and the water purifier under



the kitchen sink are also included. This beautiful home offers a combination of luxury and practicality. Great location, only a brief stroll to bus route 51 providing easy access to the 69 LRT station and Ernest Manning High School within a mere 15-minute ride. Don't miss out on the opportunity to make this beautiful house your forever home. A 3D tour is available for potential buyers to explore the property online.Â

Built in 2022

Essential Information

MLS® #	A2110728
Price	\$1,063,000
Sold Price	\$1,063,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,299
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7140 11 Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3V5

Amenities

Amenities	Park
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Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer, Water Purifier, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 20th, 2024
Days on Market	13
Zoning	R-1s
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
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