

FAMILY ABODE

in the Community of Windsor Park



COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

412 52ND AVENUE SOUTH WEST | CALGARY, ALBERTA, CANADA
COMMUNITY OF WINDSOR PARK



COMMUNITY OF WINDSOR PARK

This beautifully appointed detached home is centrally located in the lovely central community of Windsor Park. Within a short walking distance to Britannia Plaza shopping, top rated schools, Chinook Centre and many fabulous restaurants and coffee shops.









YOU HAVE ARRIVED...

Features include a sunny South veranda, mature Aspen trees framing the yard, a gigantic back deck, and a detached double garage. As you enter the front door, you are taken aback by the modern interior design, exceptional designer dining fixture, custom draperies, built-in dining cabinet/serving area, engineered light oak flooring, and bright space from the Southern windows allowing for streams of natural light. The kitchen features a custom-built banquette, two gorgeous glass fixtures, a center island with room for bar stools, granite countertops, stainless steel appliances, and a large patio door leading to the back outdoor entertaining and relaxation space. The upper level features three gigantic bedrooms, each with its own walk in closet and two full bathrooms. The primary ensuite features double sinks, granite countertops and a frameless glass double shower. The fully developed lower level has a guest suite with its own bathroom, a recreation/family room area and a laundry room with extra storage. This is a special “inner city” home, with a beautiful mature yard, and is situated on a quiet street with easy access to all areas of the city.







The Starnes Group | 412 52nd Avenue South West

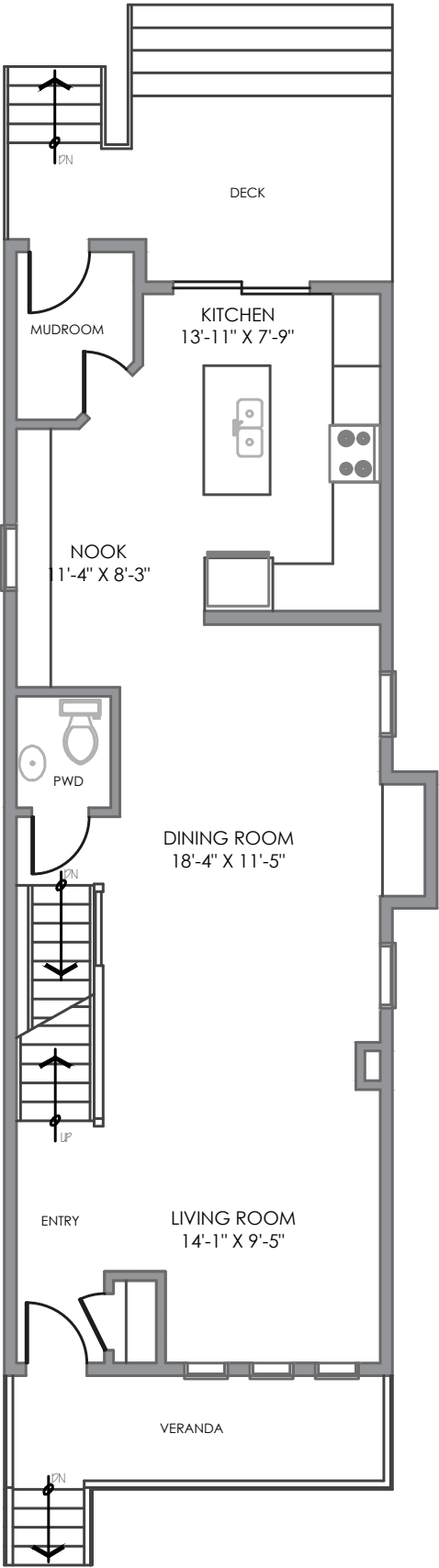


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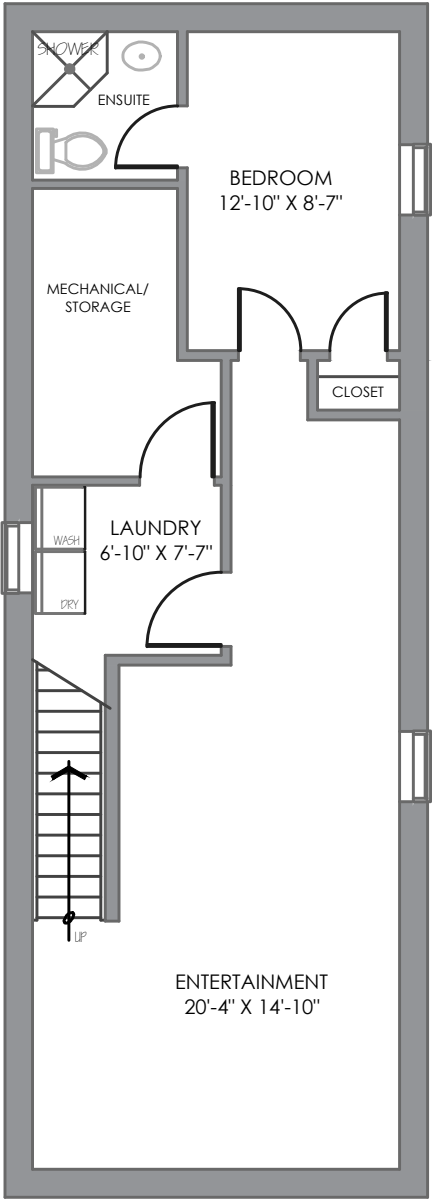




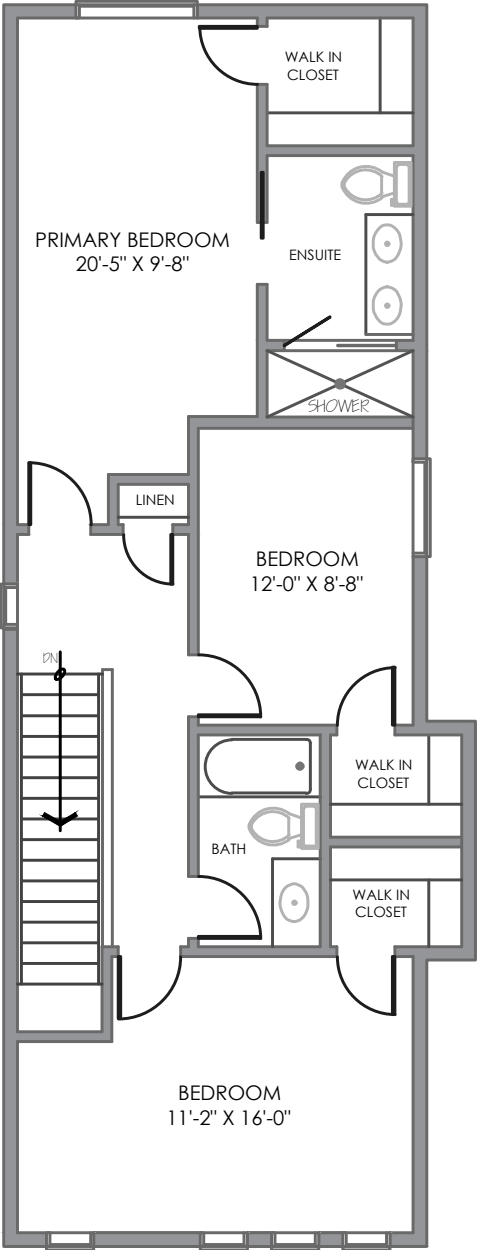


MAIN LEVEL

| | |
|--------------------------------|----------------------|
| Main Floor Space: | 842.01 square feet |
| Upper Floor Space: | 872.0 square feet |
| Total Above Grade Floor Space: | 1,714.01 square feet |
| Lower Floor Space: | 678.57 square feet |
| Total Developed Floor Space: | 2,392.58 square feet |



UPPER LEVEL



LOWER LEVEL



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www.thestarnesgroup.com
www.luxuryhomes.com
www.coldwellbankerluxury.com
www.globalluxurycanada.com

#101 6420-6a ST SE, Calgary AB T2H 2B7



RACHELLE STARNES
Licensed Real Estate Associate

C: 403.870.8668
E: rachelle@thestarnesgroup.com



KYLE DEXTER
Licensed Real Estate Associate

C: 403.690.7589
E: kyle@thestarnesgroup.com