\$1,298,800 - 431 28 Avenue Nw, Calgary

MLS® #A2189151

\$1,298,800

4 Bedroom, 5.00 Bathroom, 2,665 sqft Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Welcome to this stunning three-storey detached infill home, located in the peaceful community of Mount Pleasant, just a few blocks away from the serene Confederation Park. Thoughtfully designed by Marygold Homes, this exceptional property offers over 3,300 square feet of living space, featuring 4 bedrooms, 4.5 bathrooms, and TWO balconiesâ€"perfectly suited for families seeking both elegance and functionality in their everyday living space. The main level impresses with an open and spacious floor plan, beginning with a bright dining room at the front of the home that floods with natural light. The central kitchen is a chef's dream, complete with full-height shaker cabinetry, a stylish tile backsplash, and a custom-built hood fan canopy. The oversized island, with a dual-basin undermount sink and bar-style seating, serves as the heart of the kitchen. The adjacent living room features an inset gas fireplace surrounded by a custom-built mantle, creating a warm and inviting atmosphere. The mudroom is thoughtfully designed with a built-in closet and bench for optimal organization, offering convenient access to the fully fenced backyard. On the second level, you'll find a bright bonus room, a secondary bedroom with a built-in closet, and a 4-piece bathroom. The exquisite junior-suite on this level boasts a spacious custom-built walk-in closet and a luxurious 5-piece ensuite, complete with a dual-sink vanity, tiled shower, drop-in corner tub, and separate toilet access.



The third storey is dedicated to the impressive master-suite. With vaulted ceilings and large windows, the space feels open and airy. The master ensuite is a true retreat, featuring a dual-sink vanity, glass steam shower, large soaker tub, separate toilet access, and a capacious walk-in closet. Adjacent to the ensuite, a door leads to a private, south-facing balcony, providing a serene space to relax. A spacious loft/sitting area outside the master-suite is bathed in natural light and leads to the front, north-facing balcony, offering an additional outdoor escape. The fully finished basement offers a fourth bedroom, a 3-piece bathroom, and a large recreation room with a wet barâ€"perfect for family gatherings or entertaining guests. This exquisite home combines thoughtful design, spacious living, and luxurious finishes, making it a perfect choice for those seeking comfort and style in the heart of Mount Pleasant. **PLEASE NOTE: Property is not yet built; construction will start soon. Buyers can choose interior color selections (tiles, flooring, lighting, paint, etc.) at this time - contact listing agent for more info. Photos used in listing are of previously built home and are for reference/illustration purposes only (similar layout); exterior rendering is also only for reference/illustration purposes.**

Essential Information

MLS® # A2189151

Price \$1,298,800

Bedrooms 4

Bathrooms 5.00

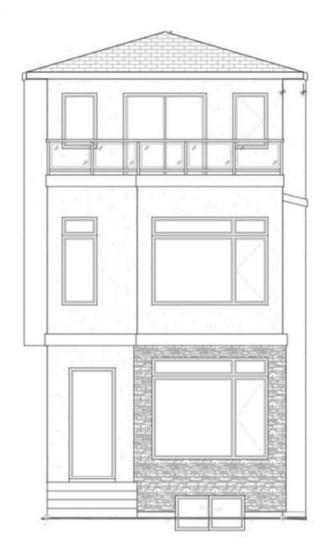
Full Baths 4

Half Baths 1

Square Footage 2,665

Acres 0.07

Type Residential





Sub-Type Detached Style 3 Storey Status Active

Community Information

431 28 Avenue Nw Address Subdivision Mount Pleasant

City Calgary County Calgary Province Alberta Postal Code T2M2K7

Amenities

Parking Spaces 2

Parking **Double Garage Detached**

2 # of Garages

Interior

Interior Features Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open

> Floorplan, Double Vanity, Jetted Tub, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Wet Bar, Wired for

Sound, Walk-In Closet(s)

Appliances Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator,

Built-In Oven, Garage Control(s)

Heating Forced Air, Natural Gas, In Floor

Cooling None Fireplace Yes 1

of Fireplaces

Fireplaces Gas, Living Room, Insert, Mantle, Tile

Has Basement Yes

Finished, Full Basement

Exterior

Exterior Features Other

Back Yard, Front Yard Lot Description

Roof Asphalt Shingle

Construction Composite Siding, Stone, Stucco, Wood Frame

Foundation **Poured Concrete**

Additional Information

Date Listed January 21st, 2025

52

Days on Market

Zoning R-C2

Listing Details

Listing Office Quest Realty

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