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

MLS® #A2189151

#### \$1,298,800

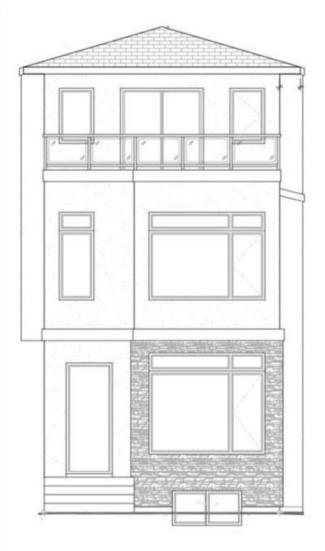
4 Bedroom, 5.00 Bathroom, 2,665 sqft Residential on 0.07 Acres

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
Туре	Residential

Sub-Type	Detached
Style	3 Storey
Status	Active

#### **Community Information**

Address	431 28 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M2K7

#### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

#### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings,
	Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed
	Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s),
	Wet Bar, Wired for Sound

#### Appliances Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator

Heating	In Floor, Forced Air, Natural Gas
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Cooling	None

Fireplace Yes # of Fireplaces 1

## Fireplaces Gas, Insert, Living Room, Mantle, Tile Has Basement Yes

## Basement Finished, Full

#### Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	January 21st, 2025
Days on Market	177
Zoning	R-C2

### **Listing Details**

Listing Office Quest Realty

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