

URBANUPGRADE

3604 28 AVENUE SW | FEATURES & UPGRADES

FEATURES

- 2-Storey Semi-Detached Infill with 4 Bedrooms in Total [3 Above Grade]
- Over 2,700 Square Feet of Developed Living Space [1,951 Above Grade]
- Situated on a Tree-lined Street with a West-facing Backyard
- Full Landscaping Package & Double Detached Garage
- Extensive Pot Lighting & Designer Lighting Package
- Upscale Exterior Façade with Feature Lighting
- Painted Ceilings Throughout & High-Profile Casings/Baseboards
- Recreation Room with Built-in Entertainment Unit, Built-in Ceiling Speakers & Pre-Wired for Home Automation System in the Basement
- Upgraded Floating Vanities in all Bathrooms
- Custom Open-Riser Staircase with Open-To-Below Feature on all Levels

MAIN FLOOR

- 10-Foot Painted Ceilings with 8-Foot Interior Passage Doors
- Wide Plank, Engineered Hardwood Flooring
- Kitchen Includes Ample Custom Floor-to-Ceiling Cabinetry, Extra-Thick Quartz Countertops, Tile Backsplash, Oversized Island with Breakfast Bar Seating & Stainless Steel Undermount Sink
- Upgraded Kitchen-Aid Stainless Steel Appliance Package with Refrigerator, 5-Burner Gas Range, Built-in Dishwasher, Built-in Microwave with Trim Kit & Custom Hood Fan
- Living Room Includes a Custom Contemporary Feature Wall with Gas Fireplace Surrounded by Built-in Cabinetry & Shelving
- Mudroom with Tile Flooring, a Custom Built-in Bench and Drawers
- Elegant Powder Room with Floating Vanity

403.269.8267 | RE/MAX House of Real Estate

Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.

URBANUPGRADE

UPPER FLOOR

- 9-Foot Painted Ceilings with 8-Foot Interior Passage Doors
- Plush Carpet Flooring Throughout
- Primary Quarters Features Large Windows, Walk-in Closet with Built-in Shelving/Drawers & Built-in Ceiling Speakers
- Spa-like Ensuite with Freestanding Soaker Tub, Fully Tiled Shower with 10mm Glass Door, Dual Vanity Sinks and Formal Water Closet
- Main Bathroom with Featuring Oversized Vanity with Quartz Countertop, Tile Flooring, and Full-Height Tiled Tub/Shower Surround
- Laundry Room with Sink and Custom Built-in Cabinetry

BASEMENT

- Fully Developed Basement with 9-Foot Painted Ceilings
- Expansive Recreation Room with Built-in Entertainment Unit and Built-in Ceiling Speakers
- Wet Bar with Quartz Countertop, Floating Shelves and Beverage Fridge
- Guest Bedroom with Walk-in Closet and Large Window
- Full Bathroom with Tile Flooring, Floating Vanity with Quartz Countertop & Fully Tiled Tub/Shower Surround
- Enclosed Storage Room/Mechanical Room

PLUMBING, HEATING & ELECTRICAL

- High-efficiency Furnace with Humidifier
- Heat Recovery Ventilation Unit (HRV)
- 48-Gallon Hot Water Tank
- Central Vacuum System Rough-in
- 100 Amp Electrical Panel
- Sump Pump

BACKYARD

- Full Landscaping Package
- Oversized Aggregate Backyard Deck & Rundle Rock
- Poured Concrete Hot Tub Tab with 220V Rough-in
- Double Detached Garage & Additional Parking Pad

403.269.8267 | RE/MAX House of Real Estate

Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.

URBANUPGRADE

EXTERIOR

- Brick Veneer & Stucco Exterior
- Concrete Walkways & Steps
- Pressure-Treated Fences and Gates
- Low Maintenance, Dual-Pane Vinyl Windows

403.269.8267 | RE/MAX House of Real Estate

Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.