

5512 Baroc Road NW
Calgary, Alberta

MLS # A2267680



\$1,325,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,548 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Insulated		
Lot Size:	0.16 Acre		
Lot Feat:	Lawn		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: Wooden Shelves in Basement + Garage

Timeless Craftsman-style charm meets thoughtful design in this beautiful custom built two-storey home that exudes warmth and character throughout. A grand open staircase and gleaming hardwood floors greet you upon entry, creating an immediate impression of elegance and setting the tone for the home's classic appeal. The front formal living room showcases a stunning wood-burning fireplace framed by a traditional mantel and hearth. Adjacent to the living room, the formal dining area features sliding glass doors that open to the backyard, ideal for seamless indoor/outdoor entertaining. The kitchen is both stylish and functional, with granite countertops, full-height neutral cabinetry, a contrasting wood island, and a bright breakfast nook. On the main floor, the spacious primary bedroom offers the convenience of single level living, complete with a walk-in closet, private ensuite, and direct access to the back deck. Upstairs, two generous bedrooms sit on opposite sides of a large open den, providing a versatile space for a home office, family lounge, or creative studio. Beautiful hardwood floors flow throughout, and each light fixture has been thoughtfully selected to reflect old world European charm. The basement is partially finished, offering excellent potential for future development. Outside, you'll appreciate the grandeur of the nearly 7,000 square foot lot, beautifully landscaped for both beauty and function. The backyard is a true private retreat, featuring an oversized deck, gas fireplace, raised garden beds, and an irrigation system to keep your lawn and plants thriving.