



# 1217 18 Avenue Calgary Alberta

\$1,188,800

Are you tired of looking at shiny, white, builders grade houses or quick construction 1/2 duplexes? If so, come see this one of one, custom, executive 2 1/2 story that anyone would be proud to call home. The main floor is perfect for entertaining family, friends, and clients. The common areas have wonderful light, gentle acoustics, and clean sight lines. Sleep under the stars, the primary bedroom has its own level. The entire third floor provides a private retreat with an ultra-luxurious morning coffee or evening champagne bar. The large, bespoke walk-in closet has natural light and room to move. Live life, thoughtful planning, high end luxury finishing and pride of ownership clearly evident throughout. Enjoy the outdoors, the covered front entrance porch overlooks a beautifully treed, quiet avenue. The south rear deck is a natural kitchen entertainment extension set in a professionally landscaped, private yard. You can even leave the car in the heated, completely finished, oversized double garage with professional lighting and engineered with so many amenities withing walking distance. THIS HOUSE MUST BE EXPERIENCED.Call your favorite agent to arrange a private viewing. (id:6769)

Bedroom 15.92 Ft x 13.50 Ft  
 4pc Bathroom 7.33 Ft x 8.92 Ft  
 Bedroom 51.92 Ft x 15.50 Ft  
 Laundry room 7.33 Ft x 6.17 Ft  
 Primary Bedroom 15.75 Ft x 15.92 Ft  
 5pc Bathroom 14.33 Ft x 13.25 Ft  
 Other 6.83 Ft x 13.08 Ft  
 Other 14.83 Ft x .17 Ft

Rental unit 14.83 Ft x 27.83 Ft  
 Furnace 5.92 Ft x 12.33 Ft  
 Living room 17.92 Ft x 15.33 Ft  
 Dining room 11.17 Ft x 13.00 Ft  
 Kitchen 13.83 Ft x 16.50 Ft  
 Breakfast 11.83 Ft x 6.00 Ft  
 Other 4.00 Ft x 8.83 Ft  
 2pc Bathroom 5.08 Ft x 6.50 Ft

Listing Presented By:



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<http://www.paulbrinton.com/>



See

**Mirror**

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