



# 1310 Colgrove Avenue Calgary Alberta

\$1,645,000

Silverpoint homes and Paul Lavoie Interior Design present two spectacular creations, at an even more spectacular price. Offering fantastic city views, and a sprawling 4200 square feet of high quality craftsmanship on 4 levels. Hardwood flooring, Granite and lavish tiling adorn this home, which features an amazing floorplan perfect for a large family. As you enter the foyer a classic dining area welcomes you boasting a custom feature wall of GRASS CLOTH wallpaper, and floor to ceiling windows. The main level continues to the entertainment hub with a huge living room, a Chef's kitchen, adorned with ample custom cabinetry. This exceptional kitchen space has everything you would expect from a home of this meticulous, thought provoking design. A waterfall granite island, top line FISHER PAYKEL appliances which includes a custom panel fridge, a wall oven, speed oven/microwave, gas cooktop with a overhead 500 CFM hoodfan. The butlers pantry is perfect for additional storage, a full serving area and wine fridge, conveniently located between the formal dining and kitchen. Floor to ceiling sliding glass doors seamlessly usher you to a large back composite deck. The comfortable living room showcases a classic fireplace, clad with a Porcelain tile slab, accented with GREY side mirrors. Of course a huge mud room with custom cabinetry, and a quaint power room. The second level features your Primary Bedroom, with city and mountain views to the southwest. A beautiful retreat with sitting area, a spa ensuite with a STEAM SHOWER, tile everywhere you look, a freestanding tub ,dual sinks, heated tile floors, and of course a huge walk-in closet. This level also boasts a family lounge, office or a nursery. Its a perfect flex room on this level. An additional large bedroom, with walk in, and large east windows. A full main bath is located on this level for access by ...

Den 10.00 M x 9.80 M

Laundry room 9.40 M x 7.20 M

Primary Bedroom 16.40 M x 13.10 M

Bedroom 14.40 M x 13.00 M

5pc Bathroom Measurements not available

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Recreational, Games room 23.40 M x 20.00 M

Furnace 10.20 M x 9.10 M

4pc Bathroom Measurements not available

Kitchen 15.60 M x 10.00 M

Dining room 11.60 M x 14.80 M

Living room 16.00 M x 14.80 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:

RE/MAX REALTY PROFESSIONALS

<http://www.nimji.com>



See

**Mirror**

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Family room 20.40 M x 15.60 M

Bedroom 13.40 M x 12.80 M

3pc Bathroom Measurements not available

Bedroom 13.40 M x 12.80 M

Other 7.80 M x 5.80 M

Other 9.40 M x 5.00 M

Pantry 10.00 M x 8.00 M