



# 1420 Prospect Avenue Calgary Alberta

\$2,850,000

This one-of-a-kind luxury home blends a distinctive modern layout and design, with tranquil, natural elements of a mountain retreat - all in one of Calgary's most prestigious communities. With over 4100 sq feet of living space, this 4 bedroom, 1.5 story Upper Mount Royal home delivers elegance, impeccable style and comfort from top to bottom. Built in 2015 and designed by Dean Thomas Design Group, this home boasts stunning architectural features and high-end finishes. Throughout the home, custom windows bring in an abundance of natural light while showcasing the beauty of nature outside. Vaulted ceilings and an open concept design create a welcoming environment the minute you walk through the wide front entrance way. As you look around, you'll immediately notice the exquisite attention to detail and thoughtful approach to every design element, in every space. The Great Room and it "work of art" fireplace is the perfect spot to catch up with friends. Gorgeous hardwood floors bring a timeless warmth across the home. Steps beyond the welcoming Great Room you'll find the fabulous kitchen - the heart and soul of this home. A large kitchen island is perfect for a quick meal on the go or entertaining guests as you prepare your favourite family recipe. A chef's dream, the high-end features of this kitchen include Gaggenau appliances, Krion counter tops, and sleek cabinetry will inspire culinary greatness in everyone. The kitchen also offers tons of storage, a separate pantry area, including a deluxe wine refrigerator and wet bar - perfect for entertaining. Speaking of entertaining, the large formal dining area is wonderful for family celebrations and holiday meals. .The main floor primary suite is an exceptional way to relax and recharge every day. Spacious and airy, the bedroom is a calming oasis that will help you refresh after a long day. Comfort and opulent elegance in...

- Loft 15.17 Ft x 11.42 Ft
- Bedroom 12.67 Ft x 10.83 Ft
- Bedroom 13.83 Ft x 10.00 Ft
- 4pc Bathroom 10.33 Ft x 5.42 Ft
- Recreational, Games room 23.75 Ft x 13.17 Ft
- Family room 31.17 Ft x 14.67 Ft

- Bedroom 12.00 Ft x 11.50 Ft
- Kitchen 24.00 Ft x 12.42 Ft
- Dining room 15.92 Ft x 9.33 Ft
- Living room 16.33 Ft x 15.67 Ft
- Foyer 11.33 Ft x 6.17 Ft
- Primary Bedroom 13.58 Ft x 12.42 Ft

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Listing Presented By:



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See

### Mirror

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Laundry room 12.50 Ft x 7.75 Ft  
4pc Bathroom 11.25 Ft x 5.42 Ft

2pc Bathroom 5.50 Ft x 5.42 Ft  
5pc Bathroom 14.83 Ft x 10.83 Ft