



# 1707 19 Avenue Calgary Alberta

\$1,129,000

\*See the 3D Video\* Welcome to this exquisite home that exemplifies luxury and attention to detail. The main floor impresses with its 10-foot over-height ceilings, creating a spacious and airy ambiance. Quality craftsmanship is showcased throughout, featuring 7.5-inch oak hardwood flooring that extends from the main floor to the powder room, hallway on the 2nd floor, master bedroom, and walk-in closet. The modern kitchen is a culinary enthusiast's dream, boasting granite backsplash and countertops, a large central waterfall island, and integrated stainless steel Bosch appliances. Adjacent to the kitchen is a generous dining area with ample natural light, while the family room offers a stone and brick decorated gas fireplace and a sliding door leading to the sunny back deck. The practical mudroom provides storage and seating, and the home is equipped with speakers on all floors. The bathrooms offer luxurious retreats with LED mirrors, dimmable lighting, and anti-fog functionality. The beautiful master bedroom features a vaulted ceiling, an extra large window. the master bathroom includes a heated tile floor and a modern shower area creating a warm environment for relaxation and therapeutic purposes. The second and third bedrooms are filled with light and spacious enough to accommodate a queen-size bed. The loft on the second floor serves as an ideal space for studying or working from home, and a convenient 4-piece bathroom is located near the additional bedrooms. The well-designed lower level features a welcoming family room, a large dining area, a dreamy wet bar with soft-closing cabinets, a fourth bedroom with ample natural light, and another 4-piece bathroom. Additional features of this exceptional home include custom-built closet organizers, 10-foot flat ceilings on the main floor and 9-foot ceilings on the upper and lower levels, built-in speakers, a second-floo...

Primary Bedroom 13.42 Ft x 17.67 Ft

Bedroom 14.83 Ft x 9.83 Ft

Bedroom 11.33 Ft x 9.83 Ft

Loft 10.58 Ft x 8.00 Ft

Laundry room 9.08 Ft x 5.33 Ft

5pc Bathroom Measurements not available

Bedroom 13.67 Ft x 10.08 Ft

Other 9.00 Ft x 4.00 Ft

4pc Bathroom Measurements not available

Dining room 13.42 Ft x 10.83 Ft

Kitchen 15.92 Ft x 19.58 Ft

Living room 15.00 Ft x 13.67 Ft

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

Listing Presented By:



Originally Listed by:

Century 21 Bamber Realty LTD.

<http://www.PeymanValim.com>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

**4pc Bathroom** Measurements not available

**Foyer** 6.67 Ft x 11.08 Ft

**Family room** 27.00 Ft x 15.08 Ft

**2pc Bathroom** Measurements not available