



## 2012 22 Avenue Calgary Alberta

\$1,289,900

Open House Sunday, November 24th:2-4pm. Come View This home may have been built 9 years ago, but it's modern features, architecture and design are as if built today & on a 33x120 lot! Stunning open riser stairwell as you enter foyer exposing upper level with high vaulted ceiling. Floor to ceiling windows in flex room/office just off foyer with French doors. Exposed open Stairwell to Kitchen with that "Wow" affect; huge 14' island with wood grain cabinetry, sleek contemporary white upper cabinetry, chrome back splash, high end s/s appliances incl 5 burner gas stove, full shelving in huge pantry. Adjacent is a massive dining area all open to the great room with gas fireplace, modern mantle & access through sliding patio doors to patio & Perennial garden (roses, lilies, raspberry, honeysuckle, apple and cherry trees). Convenient separate back entrance with kids lockers & storage cupboards. Upper level with open Loft, exposed stairwell & vaulted ceiling. Large Primary Suite,vaulted ceiling, floor to ceiling windows, private balcony overlooking back yard enjoying the serenity with a glass of wine. 5pc Ensuite: Relax in double Jacuzzi tub, steam shower, pulse features, Dble sinks with Suspended Vanity and glass inserts into heated tile flooring. 2 kids bedrooms, dble closets & semi vaulted ceiling. 4pc main bathroom with suspended cabinetry. Tiled & fully equipped Laundry room, large window, folding counter, cabinetry & hanging rack. Lower level w/RI in floor heat: Large open Rec Rm/Games area, 3 large windows, Wet Bar with wood grain cabinets, counter & sink, fridge and wine rack. Large Bedroom & walk in closet and RI for lower laundry area as well. Large 3 piece bathroom. Note: Air Conditioning, Security System, Hunter Douglas foyer blinds & remote and black out blinds in all bedrooms, Radon fee home & Radon Device. Enjoy this fantastic home and l...

Primary Bedroom 22.17 Ft x 14.75 Ft

Bedroom 13.25 Ft x 9.75 Ft

Bedroom 11.92 Ft x 9.83 Ft

Den 10.17 Ft x 7.67 Ft

5pc Bathroom 15.25 Ft x 9.83 Ft

4pc Bathroom 11.42 Ft x 4.92 Ft

3pc Bathroom Measurements not available

Storage 9.33 Ft x 8.75 Ft

Living room 14.83 Ft x 13.58 Ft

Dining room 19.00 Ft x 11.08 Ft

Kitchen 19.08 Ft x 12.83 Ft

Office 10.33 Ft x 9.75 Ft

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

Listing Presented By:



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**Mirror**

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Bedroom 13.67 Ft x 13.00 Ft      2pc Bathroom Measurements not available  
Recreational, Games room 31.92 Ft x 22.58 Ft      Foyer 13.67 Ft x 5.75 Ft