



# 21 Trasimeno Crescent Calgary Alberta

\$1,898,000

Nestled on a quiet street in the highly desired community of Currie Barracks, this OUTSTANDING FAMILY HOME exudes comfort and relaxed sophistication. Overlooking a lovely park situated directly across the street, this special offering showcases over 4,500 sf of luxurious living spaces, including FIVE OVERSIZED BEDROOMS, a walkout lower level and an oversized triple garage. The functional layout features four upper level bedrooms, a timeless design and quality finishes throughout. The exterior architecture boasts distinctive peaked rooflines, extensive stone detailing, 'Hardie Board' siding, and a coveted front porch. The professionally landscaped front and back gardens showcase perfectly manicured flower beds complete with underground automatic sprinklers. Natural light floods the interior space with beautiful triple-pane windows. The interior design elements include gorgeous, luxury vinyl wide-plank flooring, LED lighting, stylish sliding 'barn' doors, custom millwork, quartz counters, and much more. The grand, two-storey great room features an architecturally striking gas fireplace with a circulation fan, timeless custom built-ins, a 'designer' light fixture, floor-to-ceiling windows, including remote controlled upper window blinds. The great room is open to the spacious dining room enveloped by beautiful windows leading out to the spacious upper deck complete with stairs descending to the private backyard. The main floor den/office features a sliding 'barn' door allowing for privacy and overlooks the picturesque park across the street. The well-appointed kitchen is a Chef's dream offering timeless cabinetry, a custom 'Hammersmith' hood fan, two sinks, high-end appliances, including a full size freezer and refrigerator, a gigantic center island with additional storage spaces, gorgeous quartz countertops and a bistro-style subway tile backsplash design. The second...

Primary Bedroom 15.42 Ft x 17.67 Ft

5pc Bathroom Measurements not available

Recreational, Games room 20.17 Ft x 17.50 Ft

Exercise room 14.00 Ft x 10.83 Ft

Bedroom 10.92 Ft x 13.92 Ft

Other 6.83 Ft x 17.50 Ft

Den 15.00 Ft x 13.08 Ft

2pc Bathroom Measurements not available

Bonus Room 14.17 Ft x 16.00 Ft

Bedroom 12.00 Ft x 11.17 Ft

Bedroom 11.00 Ft x 15.50 Ft

Bedroom 14.50 Ft x 12.00 Ft

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

Listing Presented By:



Originally Listed by:

COLDWELL BANKER MOUNTAIN CENTRAL



See

Mirror

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

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

**4pc Bathroom** Measurements not available

**Laundry room** 5.75 Ft x 8.67 Ft

**Living room** 17.67 Ft x 17.67 Ft

**5pc Bathroom** Measurements not available

**Kitchen** 14.50 Ft x 19.50 Ft

**4pc Bathroom** Measurements not available

**Dining room** 14.00 Ft x 20.58 Ft