



## 22 Alexandria Green Calgary Alberta

\$1,995,000

Stunning three storey home built by Crystal Creek and completely upgraded throughout by Lukacs/Forde Homes. Located on Currie's most coveted street, this home has over 4,600 sq ft of developed living space across 4 levels and features unbelievable finishings you won't find anywhere else in Currie Barracks. Full custom Legacy kitchen with dovetail drawers, upgraded Miele appliance package, custom Faber hood fan, huge island for entertaining and much more! Formal dining room off the front of the house, large family room with custom white oak built-ins, wood burning fireplace and gorgeous custom steel doors leading into the amazing Butler's pantry and mud room. Tons of storage with more custom built-in cabinetry, full size freezer and lots of room for kids coats and boots with more built-ins, a bench and hooks. Second level has a beautiful bonus room, laundry room, study nook, one kids bedroom with walk-in closet and ensuite and two additional bedrooms with Jack and Jill bath. Upper level is incredible with downtown & mountain views, a large home office, plenty of custom millwork, wet bar, primary retreat with stunning 5-piece ensuite, steam shower, walk-in closet and a private patio with hot tub and plenty of seating overlooking green space. Basement is complete with a wine room, full gym, media room, additional bedroom and full bath. Spacious back yard with composite deck, trampoline pad, grass for the kids and an oversized triple garage with building permit for a future carriage suite. Premiere location in the neighbourhood, across from green space, one block to the Bark Park and walking distance to a ton of amenities and schools. This home has many additional upgrades including central AC, Kinetico RO water filtration, 5-zone audio system, cameras/security, rough-ins for additional lighting and so much more! It won't be around for long so call today to arrange you...

Family room 13.92 Ft x 9.92 Ft

Study 11.25 Ft x 9.67 Ft

Bedroom 15.92 Ft x 10.67 Ft

4pc Bathroom 10.67 Ft x 4.92 Ft

Bedroom 14.50 Ft x 9.92 Ft

Bedroom 12.58 Ft x 11.42 Ft

5pc Bathroom 16.42 Ft x 9.50 Ft

Den 13.92 Ft x 11.50 Ft

Recreational, Games room 15.75 Ft x 13.83 Ft

Bedroom 11.67 Ft x 12.42 Ft

Exercise room 23.92 Ft x 9.00 Ft

Bonus Room 10.33 Ft x 9.00 Ft

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

Listing Presented By:



Originally Listed by:  
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**Mirror**

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

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)

4pc Bathroom	11.42 Ft x 4.92 Ft	3pc Bathroom	9.75 Ft x 5.00 Ft
Laundry room	10.50 Ft x 5.75 Ft	Furnace	17.08 Ft x 7.92 Ft
Bonus Room	12.75 Ft x 10.08 Ft	Living room	18.42 Ft x 15.92 Ft
Primary Bedroom	14.58 Ft x 13.67 Ft		