



## 2221 Kelwood Drive Calgary Alberta

\$1,270,000

BRAND NEW CUSTOM HOME IN GLENDALE | 4 BEDROOMS + BUTLER'S PANTRY + FORMAL DINING ROOM

Step into the home of your dreams—where luxury meets functionality in one of Calgary's most coveted neighborhoods! This stunning, 2,266 sq ft masterpiece is designed for discerning buyers who value space, style, and convenience. The heart of this home is a chef's paradise featuring top-of-the-line appliances, custom cabinetry, a large central island for entertaining, and a spacious butler's pantry—perfect for extra storage and seamless meal prep. Whether it's a quiet dinner or a lively celebration, the dedicated formal dining room adds a touch of elegance to your gatherings. The open-concept main floor is bathed in natural light, while the thoughtful layout includes a home office or study area to adapt to your lifestyle. Upstairs, retreat to the serene primary suite with a walk-in closet and spa-inspired ensuite, while three additional bedrooms offer generous space for family or guests. **INCOME POTENTIAL!** Add even more value with the option of a legal 2-bedroom basement suite—a perfect mortgage helper, guest accommodation, or private space for extended family. Location, Location, Location! Nestled in Glendale, this home delivers the ultimate family-friendly lifestyle. Walking distance to two excellent schools (including Glenmeadows School with Spanish immersion), it's perfect for growing families. Enjoy exclusive community amenities such as: A year-round outdoor rink (hockey in winter; basketball and pickleball in summer), private tennis courts for residents Proximity to Optimist Athletic Park, scenic old-growth trees, and stately estate properties. Commuting is a breeze with the C-Train station just a short walk away, offering quick access to downtown Calgary. Don't settle bring your ideas! The builder is open to customizing finishes to match your personal style. This home is the tota...

Bedroom 11.58 Ft x 10.00 Ft

Bedroom 11.58 Ft x 9.00 Ft

4pc Bathroom 7.33 Ft x 12.83 Ft

Living room 12.00 Ft x 9.25 Ft

Other 7.00 Ft x 11.75 Ft

Kitchen 9.00 Ft x 12.33 Ft

Kitchen 12.42 Ft x 14.00 Ft

Dining room 8.50 Ft x 12.08 Ft

Other 7.50 Ft x 7.83 Ft

Other 8.92 Ft x 7.00 Ft

2pc Bathroom 8.33 Ft x 3.00 Ft

Primary Bedroom 13.33 Ft x 11.58 Ft

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

Listing Presented By:



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<b>Furnace</b>	6.75 Ft x 10.25 Ft	<b>Laundry room</b>	7.92 Ft x 5.00 Ft
<b>Storage</b>	4.00 Ft x 7.00 Ft	<b>Bedroom</b>	10.75 Ft x 10.08 Ft
<b>Living room</b>	12.92 Ft x 14.00 Ft	<b>Bedroom</b>	10.25 Ft x 10.50 Ft
<b>Study</b>	10.58 Ft x 9.58 Ft		