



## 2226 Halifax Crescent Calgary Alberta

\$1,285,000

LAST UNIT REMAINING! Currently in finishing stage. Tired of the typical narrow, "shoebox" infills? Look no further. With an anticipated completion of Fall 2024, This beautifully appointed 3,255 sqft of developed space BRAND NEW DETACHED home is built on 28 foot frontage lot in Banff Trail, allowing the home to have that extra critical width that provides more space to move, furnish, and bring in natural light, and NO CARPETS THROUGHOUT. The Main floor has 10' CEILINGS, wide front entrance, an enormous dining area to fit a harvest table, luxurious kitchen with a 14' long island with a magnificent quartz countertop and cabinet doors on both sides (plenty of storage space for all your small kitchen appliances), 36 inch gas countertop stove, Impressive 48" WIDE FRIDGE, a living room with an opulent 60' GAS FIREPLACE with, built-ins and double sliding patio doors that opens to a maintenance-free, composite plank party deck. The mud room has sitting bench and hangers, and will face a conveniently located powder room. The highlight of the top floor is the Massive Primary bedroom with a spacious walk-in closet and a spa-like ensuite which will have a tiled shower, double vanity, and a free-standing tub. A wide hallway will separate the primary and both children's bedrooms and the bonus room area. There is also a top floor laundry room with a sink, wide hallway with bonus area space for a sitting area or office. What really makes this home a RARITY is the 2 Bed/ 2 Bath LEGAL BASEMENT SUITE. 200 AMP SERVICE TO HOUSE ensures there is enough power for house and a legal basement suite. The BASEMENT HAS A SEPARATE SIDE ENTRANCE, with sound reduction features in the ceiling, hookups for a private laundry, kitchen and living room (with a gas fireplace), ITS OWN FURNACE, roughed-in in-floor heating. Other features include GFCI OUTLETS BEHIND EVERY TOILET (required for heated bidets...

Kitchen 14.25 Ft x 9.00 Ft

Furnace 8.75 Ft x 6.33 Ft

Bedroom 10.75 Ft x 10.75 Ft

Living room 10.75 Ft x 15.42 Ft

Bedroom 12.75 Ft x 12.42 Ft

4pc Bathroom Measurements not available

Other 13.92 Ft x 5.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 14.58 Ft x 15.58 Ft

Other 9.25 Ft x 8.00 Ft

5pc Bathroom Measurements not available

Laundry room 9.25 Ft x 5.50 Ft

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

Listing Presented By:



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See

**Mirror**

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3pc Bathroom

Measurements not available

4pc Bathroom

Measurements not available

Dining room

13.08 Ft x 13.58 Ft

Bedroom

11.00 Ft x 14.00 Ft

Kitchen

14.75 Ft x 20.33 Ft

Bedroom

11.42 Ft x 12.75 Ft

Great room

15.08 Ft x 20.67 Ft