



## 2313 7 Avenue Calgary Alberta

\$2,499,900

Welcome to a stunning custom-built luxury home offering over 4,700 sqft of total masterfully designed living space with 5 bedrooms, 4.5 bathrooms, and a bright south-facing backyard. The exterior impresses with stone cladding, white stucco, and dark grey board-and-batten siding, complemented by a triple-car detached garage and beautifully landscaped surroundings. Inside, the main floor features 10' ceilings, Pied-A-Terre European oak hardwood floors, and expansive windows flooding the home with natural light. At the heart of the home, the chef's kitchen showcases top-of-the-line Sub-Zero and Wolf appliances, Calacatta Monet quartz countertops, a 10-foot island, Blanco Silgranit sinks, and Brizo Artesso fixtures. A butler's pantry provides additional prep and storage space, while the formal dining area, framed by wood ceiling beams, is perfect for entertaining. The living room also features wood ceiling beams, wood built-ins and custom fireplace. Additional highlights include a private office with custom millwork, a mudroom with lots of storage, and a chic powder room. The upper level offers a luxurious primary suite with vaulted ceilings, an enormous custom walk-in closet with a centre island, and a spa-like en suite featuring a freestanding Barclay Bethany tub, Brizo Tresa fixtures, double vanity, custom shower, and textured plaster walls. Three additional bedrooms boast private en suites or a shared Jack-and-Jill bath, all featuring Kohler sinks, Delta shower systems, and premium tile finishes. The fully developed basement enhances the home with a spacious recreation room, a wet bar, a gym, an additional bedroom, and a full bathroom. Meticulous craftsmanship is evident throughout, with custom-stained millwork, checkerboard entryway tile, and designer lighting, including the Ashton Four-Light Sculpted Chandelier and Flemish Medium Round Chandelier. Outdoors, the s...

Primary Bedroom 15.17 Ft x 13.92 Ft

5pc Bathroom 13.58 Ft x 13.17 Ft

Other 12.42 Ft x 13.08 Ft

Bedroom 10.67 Ft x 13.08 Ft

Other 6.08 Ft x 5.00 Ft

Other 6.08 Ft x 5.00 Ft

Bedroom 10.67 Ft x 16.50 Ft

3pc Bathroom 11.08 Ft x 5.00 Ft

4pc Bathroom 5.00 Ft x 11.17 Ft

Bedroom 10.00 Ft x 11.17 Ft

Exercise room 18.33 Ft x 14.25 Ft

Recreational, Games room 16.50 Ft x 16.58 Ft

Media 15.25 Ft x 14.75 Ft

Furnace 16.25 Ft x 6.00 Ft

Bedroom 15.00 Ft x 12.00 Ft

3pc Bathroom 10.67 Ft x 5.00 Ft

Dining room 17.25 Ft x 14.00 Ft

Kitchen 12.00 Ft x 11.08 Ft

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