



2908 17 Street Calgary Alberta

\$1,175,000

*Please see the video and virtual walk through of this stunning home*Discover the epitome of luxury living with this impeccably designed residence done by STUDIO NORTH, where every detail has been thoughtfully curated for ultimate comfort and elegance. Set on a generous 50 x 120' lot (potential for future development; 4plex, duplex, etc. based on approval), this property is enveloped in mature trees, providing an oasis of tranquility and privacy. The meticulously landscaped yard features a sophisticated Fire-pit area, an elegant Garden Container space, and a dedicated Play area for pets, all complemented by a spacious ground-level deck and a pristine, heated over sized (24x22) Double Garage.Step inside to be greeted by an air-conditioned main floor that seamlessly blends modern sophistication with functional design. The vaulted ceilings and open-plan layout create an expansive, airy atmosphere, while the hideaway loft adds an element of charm and versatility. Culinary enthusiasts will appreciate the gourmet kitchen, which boasts high-end granite countertops, top of the line appliance package, a well-appointed Pantry, and a stylish Sit-up Bar perfect for casual dining and entertaining.The main floor also features a discreetly located laundry area, a separate closet for convenience, and a luxurious tiled bath with a sumptuous Soaker tub, designed to offer a spa-like retreat.For those seeking additional income or multigenerational living options, this home includes a sophisticated LEGAL suite. Bright and cheerful, the legal suite enjoys an abundance of natural light and features its own laundry facilities. Whether you choose to accommodate a family member, a live-in nanny, or capitalize on the potential for a high-end AirBnB, this legal suite is an ideal addition to this already exceptional home. Please note that this home is fully furnished - everything from furnit...

4pc Bathroom 4.92 Ft x 8.33 Ft

Bedroom 9.42 Ft x 13.67 Ft

Kitchen 9.50 Ft x 13.67 Ft

Living room 19.08 Ft x 13.75 Ft

4pc Bathroom 5.17 Ft x 9.58 Ft

Bedroom 10.33 Ft x 12.00 Ft

Foyer 9.83 Ft x 5.50 Ft

Kitchen 9.75 Ft x 18.50 Ft

Living room 9.42 Ft x 18.50 Ft

Office 6.33 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:

Grassroots Realty Group



See

Mirror

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

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