



3096 85 Street Calgary Alberta

\$1,100,000

This former show home is loaded with style and upgrades including your own personal elevator and over 2,800 square feet of developed space on 4 levels of luxury! Truly a unique gem, with NO CONDO FEES and minimal outdoor maintenance for ease of lock and leave. Step into an estate townhome, offering a plan for a diverse age range including empty nesters to young families. This lavish townhome boasts 4 bedrooms, 4 baths, and a double attached garage with a full-size rear driveway, leaving enough room for 2 additional vehicles. Enjoy the stunning sunrise with two sprawling east facing outdoor spaces, offering just under 700 square feet of additional living space. Experience the upgrades that are expected in a former show home, showcased by central air, 9' painted ceilings, roller blinds, vaulted upper-level bedroom ceilings, wet bar, high efficiency furnace, water softener, surround sound, laminate floors throughout including staircases, EV plugs, and a heated garage. Enter into a wide and bright open main floor plan, presenting a front lifestyle room with central kitchen, adorned with quartz counters and backsplash, custom hood fan, cabinet faced fridge, gas stove, flat panel extended cabinets, soft-close mechanics, and a plethora of cabinet and counter prep space. Enjoy seamless access to the rear oversized dining area, which welcomes you through the dual sliders to your expansive 21'x 21' (441 square feet) vinyl deck. Here you will find breathtaking views, a BBQ gas line, and space for all sizes of seasonal furniture. The upper plan begins with 2 front bedrooms and tremendous west mountain views, a tiled 4-piece guest bath with quartz storage vanity, 8' painted ceilings, and the convenience of upper laundry. The rear primary bedroom showcases east city line views with a walk-in closet and added built-ins, tiled 4-piece en-suite bath, dual sinks, 10 mil glass in the ...

Other 12.42 Ft x 9.00 Ft

Furnace 5.67 Ft x 12.42 Ft

Bedroom 20.17 Ft x 13.83 Ft

Recreational, Games room 16.75 Ft x 16.17 Ft

4pc Bathroom 4.83 Ft x 7.75 Ft

2pc Bathroom 5.08 Ft x 5.08 Ft

Dining room 15.08 Ft x 11.25 Ft

4pc Bathroom 5.67 Ft x 8.33 Ft

4pc Bathroom 5.33 Ft x 11.08 Ft

Laundry room 6.00 Ft x 7.00 Ft

Bedroom 10.25 Ft x 11.75 Ft

Bedroom 10.17 Ft x 11.75 Ft

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

Listing Presented By:



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RE/MAX First

<http://jameshomes.ca>



See

Mirror

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

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

Living room 16.83 Ft x 13.42 Ft

Kitchen 16.50 Ft x 13.42 Ft

Primary Bedroom 15.17 Ft x 11.83 Ft

Other 104.33 Ft x 4.50 Ft