



## 47 Fairview Drive Calgary Alberta

\$778,000

OPEN HOUSE FRIDAY DECEMBER 6TH 4:00 PM TO 6:00 PM AND SUNDAY DECEMBER 8TH 2:00 PM TO 4:30 PM. This stunning custom home combines modern luxury with functional design, showcasing exceptional craftsmanship and attention to detail throughout this 2250+ sqft home. **KITCHEN:** The heart of the home boasts Denka custom cabinets with soft-close mechanisms and under-cabinet lighting, perfectly complemented by automated touch bifold cabinets. The kitchen features Wolf appliances and reverse osmosis for top-notch performance. Exotic Brazilian sea grass countertops are leathered for a unique texture, culminating in a breathtaking waterfall island with rock edge. A full-height custom granite backsplash adds sophistication. For convenience, a deep drawer pantry and double cabinets with custom pull-out drawers are included, along with a cleverly designed appliance cabinet. **LIVING SPACES:** The living room features a custom TV wall that harmonizes with the overall aesthetic, highlighted by a plethora of puck lights to create the perfect ambiance. The flooring consists of elegant 3/4 " oak rift cut on the upper levels, providing warmth and beauty. **BEDROOMS & BATHROOMS:** Custom closets are strategically placed throughout the home, and the bathrooms are designed with scoop drawers and luxurious heated floors, alongside stylish tile work. **Sunroom and Laundry:** The sunroom serves as a serene retreat with heated tile floors, insulated for year-round use, while the spacious laundry room enhances functionality. **OUTDOOR AREAS:** The front yard is a lush oasis, featuring a Bergamot bee garden, mature trees, lilacs, hedges, and shrubs for privacy. The backyard is fully fenced with ample storage under the rear deck and roughed-in electrical and gas lines for a future garage and suite. Five raised vegetable gardens, along with raspberry and saskatoon bushes, enrich the outdoor experience. **VIEWS & AC...**

5pc Bathroom 2.69 M x 2.44 M

Office 2.21 M x 1.83 M

Primary Bedroom 6.86 M x 6.83 M

2pc Bathroom 1.96 M x .86 M

Furnace 1.52 M x 1.37 M

Laundry room 4.09 M x 2.44 M

Addition 4.57 M x 4.50 M

Storage 1.22 M x .91 M

Bedroom 3.58 M x 3.05 M

Bedroom 3.89 M x 2.74 M

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

Listing Presented By:



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**Mirror**

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Storage	3.25 M x 1.12 M	Foyer	3.05 M x 1.88 M
Family room	5.11 M x 3.12 M	Living room	5.69 M x 2.92 M
3pc Bathroom	3.10 M x 1.09 M	Dining room	3.96 M x 2.84 M
Cold room	2.26 M x 1.22 M	Other	3.96 M x 3.48 M