



# 520 22 Avenue Calgary Alberta

\$1,195,000

Step into a home where TIMELESS DESIGN meets MODERN FUNCTIONALITY, all wrapped up in a striking architectural exterior. Thoughtfully designed to complement both everyday life and elegant entertaining, this BRAND-NEW 5-bed SEMI-DETACHED home in beautiful MOUNT PLEASANT features high-end finishes, soaring windows, a flowing open floorplan to suit your lifestyle, plus a fully finished LEGAL 2-BED LOWER SUITE (pending city approval). From the moment you walk through the charming arched front door, you're greeted with a sense of understated luxury. The foyer is bright and inviting w/ a built-in bench, leading into a sunlit front living room that features a stunning inset gas fireplace with full-height tile surround with convenient built-in millwork on either side. Moving into the heart of the home, the stunning chef's kitchen is a showstopper featuring custom ceiling-height cabinetry, quartz countertops, an oversized island, a high-end appliance package, plus designer lighting to bring the whole space together. The open-concept design keeps the conversation flowing as you gather in the read dining room, overlooking the private backyard through large sliding windows - perfect for summer dining! Tucked behind the kitchen, the mudroom offers functional storage for coats, boots, and backpacks, keeping everyday clutter out of sight, while the stylish powder room rounds out the main level. Upstairs, the primary suite is a true retreat. Wake up to natural light streaming in through large windows across the sky-high vaulted ceiling, then start your day in the beautifully designed 5-pc ensuite with its own vaulted ceiling, a spa-like shower, dual vanity, and a freestanding soaker tub that practically begs for a relaxing evening soak. The walk-in closet is fully built out with custom shelving and storage solutions. Down the hall, two spacious bedrooms share a chic bathroom with a...

Primary Bedroom 13.00 Ft x 14.25 Ft

Other 9.33 Ft x 5.00 Ft

Bedroom 9.50 Ft x 12.17 Ft

Bedroom 10.00 Ft x 11.00 Ft

Bonus Room 9.75 Ft x 9.00 Ft

Laundry room 4.83 Ft x 5.00 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 9.75 Ft x 10.75 Ft

Bedroom 13.92 Ft x 10.25 Ft

Kitchen 10.00 Ft x 11.00 Ft

Family room 13.08 Ft x 11.50 Ft

Laundry room 5.92 Ft x 6.00 Ft

4pc Bathroom Measurements not available

Living room 12.75 Ft x 15.92 Ft

Kitchen 14.25 Ft x 19.33 Ft

Dining room 13.75 Ft x 10.17 Ft

2pc Bathroom Measurements not available

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