



# 617 19 Avenue Calgary Alberta

\$1,245,000

Welcome to this stunning newly built custom home in Mount Pleasant. This luxury 3200sf living space was designed by Phase One Design and interior design completed by Paul Lavoie Group . Tastefully finished to very stylish high-end Fisher & Paykel build-in appliances. Welcome your guests with a build-in bench & closet in foyer. Oversized dinning room with a large window almost the same size of the wall. L-shape kitchen finished with custom maple cabinet all the way to ceiling. Oversized island with Waterfall countertop. Build-in feature wall with a high end remote controlled linear fireplace and dynamic venting in living room. One of kind mud room that is bigger than a standard walk-in closet. Powder room features a flowing vanity with wall mount faucet. Open riser solid oak stairs with led step lighting. Bonus room on upper floor with nature light from window and skylight. Designer walk-in closet LED. Ensuite features steam custom shower, tile to ceiling with in-floor heating. Large laundry room finished with ceiling height cabinets and sink. Custom bar, entertainment build-in and flowing bottle design in wine cellar with led ambient lighting. Basement rough-in with in-floor heating. Two stage furnace with AC rough-in. 8 zone, 16 speakers and security system installed. Exposed concrete patio leading to garage. Exterior finished with aluminum siding, brick veneer & two tone stucco. (id:6769)

Bedroom 10.75 Ft x 10.58 Ft

4pc Bathroom 10.33 Ft x 5.25 Ft

Other 14.92 Ft x 8.50 Ft

Recreational, Games room 16.92 Ft x 12.92 Ft

Wine Cellar 5.00 Ft x 8.58 Ft

Other 5.83 Ft x 6.33 Ft

Living room 22.17 Ft x 14.08 Ft

Kitchen 10.00 Ft x 18.67 Ft

Dining room 13.42 Ft x 11.50 Ft

2pc Bathroom 6.42 Ft x 5.17 Ft

Other 15.58 Ft x 5.58 Ft

Bonus Room 10.17 Ft x 10.17 Ft

Laundry room 9.83 Ft x 5.83 Ft

Primary Bedroom 14.08 Ft x 12.17 Ft

6pc Bathroom 17.17 Ft x 7.75 Ft

Other 10.67 Ft x 7.42 Ft

Bedroom 10.67 Ft x 11.58 Ft

Other 4.92 Ft x 5.33 Ft

3pc Bathroom 9.67 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
GRAND REALTY



See

**Mirror**

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

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