



# 707 Imperial Way Calgary Alberta

\$1,775,000

707 Imperial Way SW is a charming single-family home located in the highly desired community of Britannia. This property offers a comfortable and updated living space, ideal for individuals or families seeking a cozy and well-maintained residence. Completely gutted and renovated, modern and timeless exterior, all new interior including plumbing, new electrical, new triple car garage with 220 volt and electric car charging station roughed-in. Upon entering the house you step into a well-lit open floor plan, welcomed by natural light with a total of 5 skylights. Engineered hardwood throughout the main floor, the living room features a stunning T60-inch linear gas fireplace. Chef's dream kitchen offers a combination of style and functionality. Exquisite quartz countertops, full stone backsplash, premium 6-Burner gas range, pot filler, farmhouse Silgranit sink, and Jenn-air refrigerator with panels all blending in seamlessly with the surrounding cabinetry. Complete with a beverage cooler, LED under cabinet, and kick lighting. The office features custom desks with matte quartz desktops, a vaulted ceiling with skylights for ample natural light, a custom bookcase with lighting, a separate entrance, and Ethernet plug-ins at each desk with an overhead access point. The powder room features a decorative wall-mount faucet on a black stone backsplash with custom Walnut inlays, exuding a stylish and sophisticated ambiance. The main primary bedroom offers a custom built-in walk-in closet with LED underlighting, providing functionality and a touch of elegance. Its en-suite is designed for relaxation and luxury, featuring a soaker tub, a spacious steam shower with rainfall shower head and body jets, a niche with LED lighting, heated floors, and dual vanities. Similarly, the second primary bedroom includes a cabinet with LED lighting and heated floors, ensuring comfort and sophisti...

3pc Bathroom Measurements not available

Bedroom 10.17 Ft x 11.84 Ft

Bedroom 11.52 Ft x 14.34 Ft

Family room 14.44 Ft x 16.24 Ft

Other 15.00 Ft x 15.42 Ft

Laundry room 5.51 Ft x 7.74 Ft

Living room 11.00 Ft x 12.24 Ft

Office 10.92 Ft x 21.10 Ft

Primary Bedroom 12.50 Ft x 15.09 Ft

5pc Bathroom Measurements not available

Bedroom 11.32 Ft x 12.17 Ft

3pc Bathroom Measurements not available

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

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.justinhavre.com/>



See

Mirror

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

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

Other 7.00 Ft x 8.01 Ft

2pc Bathroom Measurements not available

Kitchen 11.19 Ft x 11.19 Ft

Other 3.51 Ft x 8.01 Ft

Dining room 10.01 Ft x 10.33 Ft