



# 7211 Kananaskis Drive Calgary Alberta

\$1,949,900

Nestled along the serene streets of Kananaskis Drive in Kelvin Grove, this expansive 2-storey home is a testament to refined family living. With its close-knit community and abundance of nearby amenities, Kelvin Grove offers an unparalleled quality of life. Step into this captivating abode and instantly feel the allure of its exceptional appeal. The grand foyer, adorned with built-in bench seating, sets the stage for the warm and modern ambiance that flows throughout. Designed with entertaining in mind, the open-concept layout seamlessly connects formal living and dining spaces, offering the perfect setting for both intimate family gatherings and hosting guests. At the heart of the home lies the stunning kitchen, boasting white and grey custom cabinets, granite countertops, and top-of-the-line stainless steel appliances, including an induction cooktop, wall oven, dishwasher, and KitchenAid fridge. Flowing effortlessly into the family room, this space is enhanced with huge windows, tall, coffered ceilings, and a built-in entertainment center, offering a seamless transition to the landscaped backyard oasis through French doors. Outside, a kayu batu deck, pergola-covered sitting area, and lush, professionally landscaped yard create the perfect retreat for relaxation and entertaining, adding a touch of tranquility to every moment. As you explore further, a gas fireplace graces the spacious living room, while the formal dining room dazzles with attractive ceiling detail. Upstairs, the master suite awaits, offering a spacious retreat with a large, vaulted sitting area, an ensuite with heated tile floors, plentiful cabinetry, and a custom walk-in closet. An additional primary suite on the upper level includes a walk-in ensuite and closet with heated tile floors overlooking the beautiful backyard. Two additional bedrooms, a 4-piece bath, and a den complete the upper level.

- Bedroom 10.83 Ft x 9.00 Ft
- Bedroom 14.67 Ft x 9.67 Ft
- Bedroom 11.75 Ft x 13.83 Ft
- Den 11.83 Ft x 9.50 Ft
- Primary Bedroom 25.00 Ft x 19.25 Ft
- Other 8.33 Ft x 11.83 Ft

- Exercise room 17.67 Ft x 14.25 Ft
- Other 12.75 Ft x 10.58 Ft
- Family room 25.00 Ft x 14.67 Ft
- 3pc Bathroom 7.00 Ft x 9.00 Ft
- Dining room 15.42 Ft x 12.17 Ft
- Family room 14.92 Ft x 27.83 Ft

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**Mirror**

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3pc Bathroom 7.58 Ft x 8.83 Ft

4pc Bathroom 9.50 Ft x 8.75 Ft

3pc Bathroom 9.08 Ft x 11.83 Ft

Recreational, Games room 24.83 Ft x 15.25 Ft

Foyer 8.75 Ft x 10.58 Ft

Other 16.58 Ft x 15.00 Ft

Living room 13.67 Ft x 19.17 Ft