



# 826 19 Avenue Calgary Alberta

\$949,900

This exceptional custom home is nestled in the highly desirable Mount Pleasant neighborhood, just a short walk from Confederation Park, top-rated schools, and the vibrant restaurants and bars along 4th Street. Offering nearly 2,500 SqFt of meticulously designed living space, this stunning home boasts luxurious finishes throughout, ensuring it stands out from the rest. The main floor features wide-plank hardwood flooring, 9-foot ceilings, and a combination of pot and designer lighting that highlights the open and airy layout. The living room is anchored by a striking feature fireplace, adorned with quartz and a walnut mantel and paneling, creating a sophisticated focal point. The gourmet kitchen blends two-tone walnut and white cabinetry with stainless steel appliances, including a gas range. European-imported tiles form the backsplash, while a spacious island provides ample seating and under-cabinet lighting, including the walk-in pantry that is finished with a barn door. Adjacent to the kitchen, the dining area boasts a built-in floating sideboard with shelving and French doors that open to the backyard and patio—perfect for entertaining. Upstairs, you'll find three generously sized bedrooms, each with its own ensuite bathroom, heated floors, and skylights. The master suite is a true retreat, featuring a walk-in closet with custom shelving and drawers, along with downtown skyline views. The spa like ensuite is equipped with dual vanities, a freestanding soaker tub, and a tiled walk-in shower with river rock flooring. The fully-developed basement includes a wet bar, a cozy family room with built-in media center, a fourth bedroom, and a fourth bathroom, all with heated flooring. There's also a handy storage room with built-in shelving. Outside, the home comes complete with a double detached garage, a beautiful patio, a gas line for the BBQ, and low-maintenance landscapin...

- 4pc Bathroom 8.58 Ft x 4.92 Ft
- Bedroom 12.17 Ft x 12.75 Ft
- Recreational, Games room 19.17 Ft x 29.17 Ft
- Storage 8.67 Ft x 6.00 Ft
- 2pc Bathroom 4.67 Ft x 4.92 Ft
- Dining room 14.50 Ft x 12.58 Ft

- Other 5.50 Ft x 4.67 Ft
- 4pc Bathroom 5.00 Ft x 7.92 Ft
- 4pc Bathroom 10.75 Ft x 8.50 Ft
- 5pc Bathroom 10.75 Ft x 8.50 Ft
- Bedroom 9.58 Ft x 13.67 Ft
- Bedroom 10.07 Ft x 13.67 Ft

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Listing Presented By:



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### Mirror

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Kitchen 16.58 Ft x 16.58 Ft

Living room 14.50 Ft x 14.33 Ft

Primary Bedroom 14.67 Ft x 12.75 Ft

Other 6.92 Ft x 15.08 Ft