



1106 Colgrove Avenue Calgary Alberta

\$998,000

Presenting a truly exceptional residence in the coveted neighborhood of Renfrew, this prestigious 3-story home seamlessly combines luxury living with breathtaking panoramic city views. Poised atop a quiet hill, this southwest-facing masterpiece offers an unrivaled blend of opulence and modernity. As you step into this architectural stunner, a dramatic spiraling staircase commands attention, surrounded by rich hardwood floors that gleam on the main level. The spacious, open layout is designed for entertainment, highlighted by balconies or patios on every floor that capture stunning vistas of downtown Calgary and the majestic Rocky Mountains, beyond. The heart of this home is the outstanding kitchen, adorned with showcase lighting that accentuates the exquisite granite countertops and sleek stainless-steel appliances. Recent renovations have added a fresh coat of paint, new carpets, and refinished hardwood floors, ensuring a modern and turnkey home, ready for you to move into. Ascend to the second level, where a sprawling primary bedroom awaits, complete with a private balcony and a luxurious five-piece ensuite bath. Additional bedrooms, each with its own walk-in closet, and a convenient laundry room complete this level. The third floor unveils a spacious family room with a private balcony, providing an idyllic space for relaxation and entertainment. This well-appointed residence also boasts energy-efficient features, including an insulated concrete form foundation system, structural insulated panel construction, double-glazed SOL-R shield Low E windows, and a high-efficiency furnace with a 3-zone ducted system. With over 3,200 square feet of total living space, this home offers the perfect blend of luxury, functionality, and sustainability. Immerse yourself in the charm of living in Renfrew, experiencing the prestige of one of the most desirable streets in the area. ...

4pc Bathroom 8.17 Ft x 5.25 Ft

5pc Bathroom 10.17 Ft x 13.00 Ft

Bedroom 12.83 Ft x 10.42 Ft

Primary Bedroom 19.08 Ft x 18.33 Ft

Other 6.75 Ft x 11.00 Ft

4pc Bathroom 4.92 Ft x 9.92 Ft

4pc Bathroom 4.92 Ft x 8.33 Ft

Bedroom 11.92 Ft x 9.00 Ft

Recreational, Games room 16.33 Ft x 29.17 Ft

2pc Bathroom 6.00 Ft x 5.33 Ft

Dining room 12.83 Ft x 12.58 Ft

Kitchen 13.58 Ft x 21.08 Ft

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

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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Bedroom 11.83 Ft x 9.92 Ft

Living room 14.83 Ft x 16.08 Ft

Family room 17.25 Ft x 27.50 Ft