



# 1725 23 Avenue Calgary Alberta

\$1,548,800

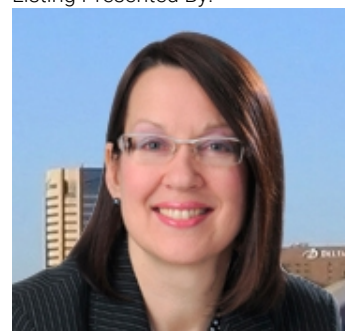
Step into a realm of uncompromised attentive design with this extraordinary modern infill residence, where interior architectural meets the tranquility of nature. Another masterpiece by Calgreen Homes, boasting over 4,000 square feet of meticulously crafted living space, this residence offers the epitome of contemporary elegance. Upon entering the home, your eyes will immediately be drawn by the main floor's most unique feature: a sunken area adorned with a live tree, its branches reaching towards the soaring roofline that ascends to an impressive 28 feet, adding a seamless indoor/outdoor sensation, a perfect relaxing space for a book reading, yoga, or the meditation enthusiast. Ficus tree can be removed or replaced with another species of tree or can be changed in any way to suit buyers need. The Main Level features a gourmet kitchen equipped with top-of-the-line JennAir matching appliances, seamlessly integrated into the stylish cabinetry, with the fridge and dishwasher discreetly hidden from view. The Main Level features continue with hardwood throughout the main floor providing a warm ambience. The dining room is perfectly placed between the kitchen and the live tree area, while on the opposite side of the kitchen lies the living room with a beautiful modern gas fireplace bordered by tile. Finishing off the main floor is a contemporary half bath leading into your lower level, a mud room with a full closet and lockers for efficient organization and sliding patio doors that lead onto your south facing backyard deck, supplemented by a natural gas line for your future BBQ. Up the stairs, on the second level you'll discover a charming Family Room, a spacious laundry room with a wet sink and 3 bedrooms, all of which feature independent ensuites, providing comfort and privacy for family and guests alike. The south-facing Owners Suite bedroom is a true retreat, complet...

- Family room 9.58 Ft x 12.58 Ft
- Laundry room 7.58 Ft x 7.58 Ft
- Primary Bedroom 16.50 Ft x 12.17 Ft
- Other 10.08 Ft x 7.50 Ft
- Bedroom 12.42 Ft x 10.75 Ft
- Bedroom 14.92 Ft x 11.17 Ft

- 4pc Bathroom 9.50 Ft x 5.25 Ft
- Recreational, Games room 29.25 Ft x 14.42 Ft
- 4pc Bathroom 9.25 Ft x 4.92 Ft
- Furnace 23.08 Ft x 4.92 Ft
- Bedroom 11.08 Ft x 8.67 Ft
- Foyer 8.50 Ft x 6.00 Ft

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Listing Presented By:



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The Agency Calgary

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

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4pc Bathroom 7.17 Ft x 5.50 Ft

4pc Bathroom 8.25 Ft x 4.83 Ft

5pc Bathroom 12.83 Ft x 14.25 Ft

Recreational, Games room 31.92 Ft x 15.17 Ft

Living room 20.50 Ft x 14.92 Ft

Dining room 9.58 Ft x 15.58 Ft

Kitchen 16.25 Ft x 15.42 Ft