



## 2010 3 Avenue Calgary Alberta

\$1,995,000

A tech lovers dream home! Showcasing over 4,370 sq ft of living space, this modern custom build by Urban Image Fine Homes presents this state of the art smart home with an Elan System that powers the homes lights, alarm/cameras, media, heating, fireplaces, and blinds. Inside you'll find soaring ceilings, heated tile flooring throughout, on site finished walnut floors, and an abundance of natural light. Centrally located and prime for entertaining is a dream kitchen with quartzite stone counters, ample cupboard space, high-end appliances including SubZero refrigerator, two Miele dishwashers, and Wolf Stove with double ovens, and an expansive 18' eat-up island. Flanking each side is the dining room with a concrete focal wall with gas fireplace and the living room with custom storage, media centre, and a second large gas fireplace. Glass rails and open riser stairs lead up to the second level where you are greeted with a stunning Swarovski Crystal light-up feature wall, laundry room, full bath and three generous bedrooms. The master bedroom is a sophisticated retreat with a phenomenal walk-in closet boasting motorized top cabinetry. A 7pc luxurious ensuite will take your breath away with a deep soaker tub that fills from the ceiling, his/her sinks, and an oversized glass enclosed steam shower with dual rainfall shower heads and body sprays. Venturing up to the third level loft you'll be in awe of all the skylights, bright open family room and wet bar with a custom wine bottle rack. Access the multi-tiered rooftop deck where you can unwind with a glass of wine by the wood burning fireplace as you take in the captivating downtown skyline. Fully developed lower with in-floor heat offers a fourth bedroom with cheater 3pc ensuite and a home gym space with mirrored walls. Step down into a sunken media room where you can enjoy family movies on the 3D projector. Your South ex...

Loft 22.42 Ft x 14.42 Ft

Exercise room 20.17 Ft x 16.67 Ft

Media 15.17 Ft x 14.75 Ft

Bedroom 13.75 Ft x 13.25 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 23.67 Ft x 11.33 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 8.33 Ft x 6.50 Ft

Primary Bedroom 16.33 Ft x 14.92 Ft

Bedroom 14.58 Ft x 11.33 Ft

Bedroom 14.58 Ft x 11.33 Ft

4pc Bathroom .00 Ft x .00 Ft

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

Listing Presented By:



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Dining room 15.42 Ft x 14.92 Ft

6pc Bathroom .00 Ft x .00 Ft

Living room 17.67 Ft x 17.42 Ft