



## 2035 55 Avenue Calgary Alberta

\$2,350,000

Welcome to this luxurious custom-built home in prestigious North Glenmore Park, steps from Glenmore Reservoir, top schools, golf, and scenic trails. With 4,300 sq ft of refined living space, this 5-bedroom, 4.5-bath home features two primary suites, heated bathroom floors. The gourmet kitchen is a chef's dream, boasting high-end JennAir appliances, exquisite quartz countertops, a massive island, and a walk-in pantry. Exceptional Features Include: Custom-built TV units and designer feature walls throughout. Stunning high-end light fixtures, highlighted by an impressive foyer chandelier. Premium finishes including engineered hardwood on main/upper levels and plush basement carpeting. Elegant formal living and dining rooms for gracious entertaining. Cozy family room with a natural gas fireplace. Practical main-floor office space. Stylish wet bar for effortless entertaining. State-of-the-art theater room with built-in speakers and LED lighting. Central air conditioning for year-round comfort. Spacious heated 3-car garage (30'x26') with EV charging capability. Integrated speaker system and comprehensive monitoring with security cameras. Beautifully landscaped front yard with a charming sitting area. Resort-style backyard featuring an expansive deck and concrete patio with custom natural gas fire pit. Don't miss out, book your showing today (id:6769)

Family room 13.58 Ft x 12.58 Ft  
Media 17.75 Ft x 12.25 Ft  
Other 9.17 Ft x 3.83 Ft  
Bedroom 11.42 Ft x 10.58 Ft  
Bedroom 11.00 Ft x 10.92 Ft  
Living room 14.58 Ft x 13.92 Ft  
Kitchen 19.25 Ft x 11.58 Ft  
Dining room 12.25 Ft x 10.58 Ft  
Family room 15.00 Ft x 13.17 Ft  
2pc Bathroom 7.92 Ft x 5.33 Ft

Office 12.75 Ft x 11.92 Ft  
Primary Bedroom 16.08 Ft x 14.92 Ft  
5pc Bathroom 18.17 Ft x 8.00 Ft  
Other 11.92 Ft x 9.25 Ft  
Bedroom 11.92 Ft x 10.42 Ft  
Bedroom 11.92 Ft x 10.83 Ft  
Other 8.08 Ft x 4.83 Ft  
3pc Bathroom 8.08 Ft x 4.83 Ft  
4pc Bathroom 8.17 Ft x 5.42 Ft

Listing Presented By:



Originally Listed by:  
Greater Property Group

**RE/MAX**  
RE/MAX REAL ESTATE  
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