



2510 17 Street Calgary Alberta

\$1,180,000

If there is just one home, you want to see . . . then this is it. This newly built masterpiece nestled in the heart of Capitol Hill is situated on a 134-foot lot with an over-sized double garage that will fit a full size truck and is insulated, drywalled and painted (with builder exterior measurements of 27' 6" deep x 21' wide less the jog of 6' x 9' 6") and comes with a 200-amp panel to run an EV Charger. This home offers a seamless blend of exquisite design and unparalleled craftsmanship that will absolutely steal your heart. As you step inside, this custom crafted two-storey semi-detached home you will be greeted with a sense of understated luxury with its high-end finishes, large windows, and designer lighting. Entertain guests effortlessly in the open-concept living, dining and kitchen area, showcasing an accentuated feature wall, a stunning inset gas fireplace with full-height tile surround with convenient built-in millwork on either side. Moving into the heart of the home, the stunning chef's kitchen is a show-stopper featuring custom ceiling-height cabinetry, quartz countertops, an oversized island, and top-of-the line Jenn Air appliances. Tucked behind the kitchen, the mudroom offers functional storage for coats, boots and backpacks, keeping everyday clutter out of sight, while the discreet 2-piece stylish powder room with its moody finishings nicely rounds out the main level. But wait there is more . . . escape to the second level where luxury awaits in the form of a magnificent private primary suite with its soaring vaulted ceiling and stunning accents. Pamper yourself in the luxurious ensuite, featuring in-floor heating, a free-standing soaker tub, dual sinks and an over-size stand-alone shower with a rain-shower head that is guaranteed to wash away any stress you carry into the shower with you. Two additional spacious bedrooms come with city vie...

Primary Bedroom 13.42 Ft x 19.08 Ft

5pc Bathroom 11.17 Ft x 14.50 Ft

Bedroom 9.75 Ft x 15.58 Ft

Bedroom 9.83 Ft x 11.83 Ft

4pc Bathroom 9.75 Ft x 5.75 Ft

Laundry room 7.67 Ft x 5.92 Ft

4pc Bathroom 9.50 Ft x 5.25 Ft

Furnace 5.33 Ft x 9.83 Ft

Furnace 5.25 Ft x 7.33 Ft

Bedroom 13.42 Ft x 13.75 Ft

Living room 14.00 Ft x 15.50 Ft

Dining room 13.42 Ft x 12.42 Ft

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

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Recreational, Games room19.08 Ft x 19.83 Ft

Kitchen15.50 Ft x 18.25 Ft

Other9.58 Ft x 3.67 Ft

2pc Bathroom5.92 Ft x 4.92 Ft