



## 2712 Lougheed Drive Calgary Alberta

\$2,490,000

This unique, modern luxury residence by Arkadian Homes is the pinnacle of modern luxury living, with lavish design elements and functionalities that exceed your highest expectations. Arkadian Homes has had success building luxury homes in Lakeview, North Glenmore Park and Parkdale. This home spans just over 4000 sqft developed on a 57-feet wide lot with front vehicle access. The exterior is adorned with a seamless blend of stucco, Hardie fiber-cement panels, natural stone, luxury wood composite panels, extra-large triple pane windows, stained concrete, oversized concrete patio, grass and trees with wifi-controlled irrigation, and security cameras at the 4 corners of the home. Walk inside into an open-concept floor plan with white oak hardwood floors, flat-painted extra-tall ceilings, and tasteful finishes. The kitchen has tall white oak wooden cabinetry with dovetail drawers, and a WOLF APPLIANCE PACKAGE which includes a WOLF gas range, wood-panelled SUBZERO fridge/freezer with cold-water dispenser and ice maker, and built-in WOLF microwave drawer oven. The expansive kitchen island has storage on both sides and is great for entertaining. The living room has large expansive windows that flood the space with bright natural light and create a panoramic facade of the open-concept floorplan. This home is equipped with built-in speakers on the main floor and lower floor, with 8 zones. Furthermore, this home is equipped with CONTROL 4 SMART HOME AUTOMATION - schedule your heating and central AC cooling during the different seasons, lighting, music, TV and much more. The primary bedroom boasts of a large space with tall windows and an ensuite 5-pc bathroom equipped with a steam shower, in-floor heat, and smart toilet. The main floor boasts of a second bedroom with an ensuite 3-pc bath. The lower floor has been finished into a warm and comfortable pad with hydronic in-floor...

Family room 32.58 Ft x 23.58 Ft  
Exercise room 12.83 Ft x 12.92 Ft  
Office 14.58 Ft x 16.50 Ft  
Bedroom 11.83 Ft x 10.75 Ft  
Bedroom 15.25 Ft x 14.50 Ft  
3pc Bathroom 5.58 Ft x 9.92 Ft

Kitchen 13.33 Ft x 18.00 Ft  
Other 16.33 Ft x 6.08 Ft  
Laundry room 6.17 Ft x 9.67 Ft  
Primary Bedroom 15.25 Ft x 14.33 Ft  
5pc Bathroom 14.17 Ft x 12.00 Ft  
2pc Bathroom 4.17 Ft x 7.42 Ft

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Listing Presented By:



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**(CENTRAL)**

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3pc Bathroom 8.42 Ft x 5.42 Ft  
Other 6.50 Ft x 5.42 Ft  
Living room 16.58 Ft x 14.83 Ft  
Dining room 18.83 Ft x 7.58 Ft

Bedroom 11.92 Ft x 18.08 Ft  
3pc Bathroom 8.00 Ft x 5.17 Ft  
Other 8.00 Ft x 12.17 Ft