



## 2908 17 Street Calgary Alberta

\$1,075,000

\*\*\*OPEN HOUSE SAT & SUN, SEPTEMBER 14 & 15 @ 1:30 - 3PM\*\* || \*Please see the video and virtual walk through of this stunning home\* Discover the epitome of luxury living with this impeccably designed residence done by STUDIO NORTH, where every detail has been thoughtfully curated for ultimate comfort and elegance. Set on a generous 50 x 120' lot (potential for future development; 4plex, duplex, etc. based on approval ), this property is enveloped in mature trees, providing an oasis of tranquility and privacy. The meticulously landscaped yard features a sophisticated Fire-pit area, an elegant Garden Container space, and a dedicated Play area for pets, all complemented by a spacious ground-level deck and a pristine, heated over sized (24x22) Double Garage. Step inside to be greeted by an air-conditioned main floor that seamlessly blends modern sophistication with functional design. The vaulted ceilings and open-plan layout create an expansive, airy atmosphere, while the hideaway loft adds an element of charm and versatility perfect for additional family members to make their own. Culinary enthusiasts will appreciate the gourmet kitchen, which boasts high-end granite countertops, top of the line appliance package, a well-appointed Pantry, and a stylish Sit-up Bar perfect for casual dining and entertaining. The main floor also features a discreetly located laundry area, a separate closet for convenience, and a luxurious tiled bath with a sumptuous Soaker tub, designed to offer a spa-like retreat. An office at the front of the home is perfect for working from home or having a nursery. For those seeking additional income or multigenerational living options, this home includes a sophisticated LEGAL suite that is a full WALK-OUT allowing for incredible additional living space. Bright and cheerful, the legal suite enjoys an abundance of natural light and features its own laund...

4pc Bathroom 1.50 M x 2.54 M  
 Bedroom 2.87 M x 4.17 M  
 Kitchen 2.90 M x 4.17 M  
 Living room 5.82 M x 4.19 M  
 4pc Bathroom 1.58 M x 2.92 M

Bedroom 3.15 M x 3.66 M  
 Foyer 3.00 M x 1.68 M  
 Kitchen 2.97 M x 5.64 M  
 Living room 2.87 M x 5.64 M  
 Office 1.93 M x 1.68 M

Listing Presented By:



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