



617 19 Avenue Calgary Alberta

\$1,299,900

IMMACULATE CUSTOM DESIGNER INFILL IN MOUNT PLEASANT | CONTEMPORARY LUXURY HOME | DESIGNED BY PAUL LAVOIE GROUP AND PHASE ONE DESIGNS | SECOND FLOOR FAMILY ROOM | Welcome to 617 19th Avenue NW. This stunning custom home is located on a tree-lined avenue in NW Mount Pleasant. A RARE 30' wide lot maximizes living space, providing ~2,300 SQFT above grade and ~3,500 SQFT total livable. Exterior is brick veneer, stucco and aluminium siding. If you're looking to live inner city, on a quiet road, wider lot with a custom detached home, this is it. Tasteful design elements throughout the home such as hardwood floors, extended-to-ceiling solid maple wood cabinets, high-end European appliance package (Fisher & Paykel), 11" long island encased with quartz waterfall countertops, built-in refrigerator, built-in oven, built-in dishwasher, built-in microwave... The open kitchen leads you to a sunny south-facing living room with dual sliding patio doors and aggregate patio for your entertaining needs. The high-end dynamic venting Napoleon gas fireplace frames the living room. The hidden mudroom is oversized for all your storage dreams. Open-riser solid oak and glass stairs with inset LED lighting lead upstairs to the second-storey FAMILY ROOM! The skylight and extra window brings in natural bright light to the open area. Laundry room comes with plenty of storage, countertops and a sink. Two separate bedrooms flank the front of the home, with each their own custom closet built-ins. Main bath is functional, with a stand up glass shower. The primary bedroom features plenty of windows (south and east) keeping it bright and airy. Oversized walk-in closet with LED rail lighting makes this feel like a designer store. The primary ensuite shows off a large soaker tub with a privacy window (for those day-time baths), dual vanities (mirrors to the ceiling), and a large stand-up glass steam sh...

4pc Bathroom 7.75 Ft x 10.50 Ft

Bedroom 11.50 Ft x 10.58 Ft

Recreational, Games room 14.00 Ft x 29.33 Ft

Furnace 13.67 Ft x 25.58 Ft

2pc Bathroom 5.08 Ft x 6.50 Ft

Dining room 13.50 Ft x 12.50 Ft

3pc Bathroom 9.75 Ft x 4.92 Ft

5pc Bathroom 9.50 Ft x 17.25 Ft

Bedroom 11.58 Ft x 15.58 Ft

Bedroom 10.92 Ft x 11.67 Ft

Den 14.67 Ft x 13.83 Ft

Laundry room 9.83 Ft x 5.92 Ft

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(CENTRAL)**

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Kitchen

15.25 Ft x 18.25 Ft

Living room

14.25 Ft x 22.83 Ft

Other

7.58 Ft x 11.08 Ft

Primary Bedroom

14.08 Ft x 14.17 Ft

Other

7.50 Ft x 10.92 Ft