



# 712 Centre A Street Calgary Alberta

\$1,200,000

Tucked within a quiet corner of one of the most highly coveted streets of Crescent Heights comes a brand-new Utopia Luxury Homes duplex inspired by the warmth of nature and rooted in timeless elegance, and quality craftsmanship. These homes are designed to nurture the modern families' desire for functional, practical, luxury living. Offering 4-bed (3 up, 1 down), 3.5 bath (2.5 up and 1 down), a private home office, an upstairs bonus room, a multifunctional basement space and an ATTACHED 2 car garage all adorned by elevated details and impeccable use of every inch. Step inside and admire the open-concept main floor. The show-stopping backsplash and sizeable island set the ambiance of this warm and refined kitchen. The shimmering stone is complimented by crisp white cabinetry and white oak open shelving for a soothing touch. Let your eyes fall upon the sleek chandelier that perfectly embodies the tranquil nature-inspired elegance of this build. Your culinary ventures will be taken to a new level with an oversized sink and luxurious stainless-steel appliances. Settle into the dining area for an intimate family dinner. The space is distinctly set apart with an expansive custom built-in buffet hutch that is an excellent storage solution to house extra appliances while showcasing your collectables or fine china. As dinner simmers invite your family to nestle into the living room complete with a floor-to-ceiling feature wall highlight the gas fireplace and custom built-in cabinets all illuminated by the bounds of sunlight dancing in from the expansive terrace glass doors. After your meal, step inside of your private home office washed with sunlight and encased by sliding glass doors to peacefully polish up a project. Retreat upstairs to an incredible bonus room to enjoy a family movie before retiring to 1 of 3 upper bedrooms. Saunter into the main bedroom; offering a peaceful spa-like...

Bedroom 10.25 Ft x 12.00 Ft

3pc Bathroom 8.58 Ft x 4.92 Ft

Furnace 8.42 Ft x 6.42 Ft

Living room 14.33 Ft x 14.00 Ft

Kitchen 14.00 Ft x 6.00 Ft

2pc Bathroom 5.92 Ft x 4.92 Ft

Bonus Room 15.75 Ft x 11.00 Ft

Primary Bedroom 14.75 Ft x 14.25 Ft

Bedroom 12.25 Ft x 12.25 Ft

Bedroom 11.00 Ft x 10.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CENTURY 21 BAMBER REALTY  
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**RE/MAX**<sup>®</sup>

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

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Dining room 14.50 Ft x 12.00 Ft

Living room 17.50 Ft x 15.00 Ft

Den 12.00 Ft x 11.00 Ft

Kitchen 19.83 Ft x 15.00 Ft

3pc Bathroom 10.25 Ft x 4.92 Ft

5pc Bathroom 19.50 Ft x 4.92 Ft

Laundry room 7.08 Ft x 4.92 Ft