



817 22 Avenue Calgary Alberta

\$1,298,800

****Back on market due to subject to sale falling through.**Executive custom built 2 storey, air conditioned home in showhome condition. Rare triple detached garage and a south facing backyard. Total of 5 bedrooms and 4 bathrooms. Very bright and open plan with 9 foot ceilings on the main floor. The main floor consists of a flex room that is ideal for a living or dining room, as well as an office area. The gourmet kitchen boasts upgrades such as a centre kitchen island, quartz countertops, and a walk through butlers pantry. The kitchen is open to an eating area and a huge great room with a gas fireplace. Patio doors lead out to a duradek with a gas line for barbecue and a beautifully landscaped backyard with a patio. The main floor is completed with a mudroom and laundry room. Staircase leads upstairs to a large primary bedroom with vaulted ceilings and a walk-in closet with built-ins. The 5 piece spa like ensuite is equipped with heated floors, large soaker tub and oversized shower. The upper floor consists of 3 other good sized bedrooms with a 4 piece main bathroom. Developed basement with a large family room, workout or office area, wet bar, and recreation area. The basement has an additional bedroom and 3 piece bathroom. This home boasts many upgraded utilities such as radiant floor heat in the basement, Naiven tankless hot water heater, and smart home technology with built in speakers in the primary bedroom, ensuite and basement. Quiet location within walking distance to schools, amenities and transportation. (id:6769)**

- Recreational, Games room 22.17 Ft x 16.67 Ft
- Bedroom 11.33 Ft x 10.25 Ft
- Other 10.83 Ft x 10.17 Ft
- Other 7.58 Ft x 7.00 Ft
- 3pc Bathroom 8.75 Ft x 6.58 Ft
- Furnace 15.25 Ft x 8.67 Ft
- Living room 13.92 Ft x 10.17 Ft
- Kitchen 11.75 Ft x 10.33 Ft
- Dining room 11.58 Ft x 11.33 Ft
- Foyer 7.58 Ft x 6.00 Ft
- Office 10.42 Ft x 8.67 Ft
- Laundry room 11.58 Ft x 7.50 Ft
- 2pc Bathroom 4.75 Ft x 4.50 Ft
- Primary Bedroom 17.50 Ft x 13.17 Ft
- 5pc Bathroom 11.58 Ft x 10.58 Ft
- Bedroom 10.00 Ft x 10.00 Ft
- Bedroom 10.17 Ft x 9.92 Ft
- Bedroom 11.00 Ft x 10.75 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

Family room 17.50 Ft x 13.00 Ft