



## 9322 14 Avenue Calgary Alberta

\$1,558,800

**\*\*OPEN HOUSE: 1-4PM SUN, Jun 8, 2025\*\*** Experience Unmatched Elegance and Serenity - Former Morrison SHOWHOME Backing Onto Forest and Creek Imagine your children walking to one of Calgary's top private schools, Webber Academy (Pre-K to Grade 12), while you come home to a spectacular estate nestled in nature, surrounded by lush trees, birdsong, and timeless tranquility. Welcome to this impeccably maintained, original-owner SHOWHOME, built by award-winning Morrison Homes, offered for sale for the first time. Perfectly situated on a rare premium lot backing onto a forest and creek, this four-bedroom walkout estate home combines sophistication, comfort, and privacy in one stunning package. From the moment you arrive, the striking curb appeal hints at the elegance inside. Step through the grand entrance and be captivated by the soaring cathedral ceilings, expansive windows, and majestic views of the natural reserve from every angle. The sun-soaked living room is anchored by a cozy natural gas fireplace, ideal for elegant entertaining or relaxed evenings with loved ones. The chef-inspired kitchen is a masterpiece, featuring granite countertops, high-end stainless steel appliances, a central island, and a walk-in pantry—offering beauty and functionality in perfect harmony. The bright breakfast nook, bathed in natural light, opens to awe-inspiring scenery, perfect for your morning coffee or afternoon tea. A dedicated main-floor office provides an ideal space for remote work or quiet reading, while upstairs, a spacious bonus room adds flexibility for a media lounge or play area. The opulent primary suite is a private retreat with a luxurious five-piece ensuite and a generous walk-in closet. Two additional bedrooms and a full bath complete the upper level. The fully finished walkout basement is an entertainer's dream, featuring a large recreation area, fourth bedroom, three-pie...

Family room 27.33 Ft x 15.42 Ft

Other 8.67 Ft x 3.67 Ft

Bedroom 14.33 Ft x 12.67 Ft

Living room 15.83 Ft x 15.25 Ft

Dining room 16.08 Ft x 15.00 Ft

Pantry 9.92 Ft x 4.58 Ft

Foyer 9.42 Ft x 5.25 Ft

Laundry room 11.92 Ft x 7.08 Ft

Primary Bedroom 16.92 Ft x 12.33 Ft

5pc Bathroom 19.92 Ft x 7.92 Ft

Other 4.67 Ft x 4.25 Ft

Other 4.67 Ft x 4.33 Ft

a

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.

<http://www.homecarerealty.com>

**RE/MAX**

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

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Office	12.75 Ft x 9.92 Ft	Bonus Room	16.25 Ft x 15.42 Ft
2pc Bathroom	5.42 Ft x 4.92 Ft	Other	7.75 Ft x 6.33 Ft
Kitchen	16.25 Ft x 12.42 Ft	Bedroom	12.58 Ft x 9.92 Ft
Breakfast	12.33 Ft x 9.75 Ft		