



1010 39 Avenue Calgary Alberta

\$3,499,900

Stunning custom built luxury executive home with over 6,000 square feet of developed living space with quality construction, modern design + in a sought-after private location. Fabulous curb appeal with windows galore. Numerous balconies + indoor /outdoor access from most rooms. Walk into the home on grade + be welcomed by a spacious elegant foyer. On this level there is a games room, lounge/tv room with over 10 foot ceilings, as well as large Nanny quarters with full ensuite, laundry + cold room, ideal for a wine cellar. Attached garage with room for 3 vehicles. The main floor is expansive + ideal for family life + entertaining large groups. A stunning expansive great room with gas fireplace, 14 foot ceilings, floor to ceiling windows facing both front + back yards with 10 foot glass doors accessing the exterior spaces. Chefs kitchen with gorgeous cabinetry, professional appliances, island + informal eating area. Large fridge, pantry space, loads of drawers, steam oven, gas range + also rough in for an induction range. Grand dining room which faces the front of the house + shares a gas fireplace with main floor library/family room. Upstairs are 4 very large bedrooms. The primary bedroom is a luxury space with stunning windows on 3 sides, a huge sitting area, walk-in dressing room, ensuite bath with steam shower + roomy private balcony with lovely views. Two of the 3 family bedrooms share a Jack + Jill bathroom + the other is ensuited. Upper laundry is roughed in on this level. Amazing volume throughout this home which is bathed in natural light, built with extensive foam insulation, hardwood flooring (Brazilian Cherry) solid core doors, stylish lighting, an all-concrete garage with green roof, and designer staircase spanning all levels. Walk to Elbow Park school, the pathway system, tennis courts, skating, several parks, the Glencoe Club, and Marda Loop. An im...

Foyer 27.75 Ft x 9.08 Ft
 Office 19.08 Ft x 13.75 Ft
 Family room 19.08 Ft x 18.25 Ft
 Laundry room 8.42 Ft x 7.17 Ft
 Storage 18.67 Ft x 10.42 Ft
 Furnace 11.50 Ft x 5.08 Ft

Living room 31.17 Ft x 20.17 Ft
 Den 22.42 Ft x 14.50 Ft
 2pc Bathroom 7.50 Ft x 5.33 Ft
 Primary Bedroom 31.00 Ft x 13.67 Ft
 Bedroom 18.75 Ft x 13.17 Ft
 Bedroom 16.00 Ft x 13.83 Ft

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Listing Presented By:



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<http://www.rooneycroninvalentine.com>



CIR

REALTY

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4pc Bathroom 9.67 Ft x 5.00 Ft

Bedroom 12.50 Ft x 11.67 Ft

Kitchen 23.17 Ft x 19.00 Ft

Dining room 19.17 Ft x 18.00 Ft

Bedroom 17.42 Ft x 12.67 Ft

4pc Bathroom 8.50 Ft x 8.25 Ft

4pc Bathroom 8.50 Ft x 7.50 Ft