



# 1412 70 Avenue Calgary Alberta

\$1,799,000

OPEN HOUSE - Saturday October 12 (12-2pm) & Sunday October 13 (11am-1pm). \* Kelvin Grove Luxury Home - A Masterpiece of Custom Craftsmanship \* Welcome to this beautifully maintained, custom-built home in the prestigious community of Kelvin Grove. This stunning 5-bedroom, 3.5-bathroom residence offers over 3,200 square feet of exquisitely developed living space, designed with top-quality finishes and thoughtful details throughout. The chef's kitchen is a showstopper, featuring high-end stainless steel appliances, custom cabinetry, quartz countertops, and a spacious center island perfect for entertaining. The kitchen seamlessly flows into the Great Room, where vaulted ceilings, sleek wood-panelled walls, and a cozy wood-burning fireplace create an inviting atmosphere. Large sliding doors open to the beautifully landscaped, expansive yard—a perfect retreat for outdoor living. The second family room, which can also serve as a large den, boasts oversized windows and another fireplace, offering a versatile space for relaxation or work. Throughout the home, light-clove dust-finished hardwood floors add a timeless and elegant touch. Upstairs, the master suite is nothing short of luxurious, complete with a dream-worthy 5-piece ensuite. The home is thoughtfully designed with built-ins throughout, providing ample storage and style at every turn. The exterior of the home is equally impressive, with meticulously landscaped grounds and a garage that features upgraded cabinetry and a durable Polyaspartic Coating on the floor. Set in a family-oriented, close-knit community, this two-storey split offers a perfect blend of modern sophistication and warm, inviting charm. This is a rare opportunity to own a truly exceptional home in one of Calgary's most desirable neighbourhoods. (id:6769)

Bedroom 8.92 Ft x 10.92 Ft  
 Recreational, Games room 14.58 Ft x 21.50 Ft  
 3pc Bathroom 5.00 Ft x 9.75 Ft  
 Other 7.00 Ft x 9.25 Ft  
 Family room 13.58 Ft x 19.75 Ft  
 Laundry room 5.25 Ft x 5.25 Ft  
 Other 3.50 Ft x 9.83 Ft

Dining room 10.42 Ft x 14.42 Ft  
 Living room 14.42 Ft x 23.50 Ft  
 Primary Bedroom 13.58 Ft x 14.33 Ft  
 Bedroom 10.75 Ft x 14.75 Ft  
 Bedroom 10.75 Ft x 10.92 Ft  
 Bedroom 9.50 Ft x 10.42 Ft  
 5pc Bathroom 4.92 Ft x 11.83 Ft

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

Listing Presented By:



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CIR

REALTY

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2pc Bathroom 4.83 Ft x 4.83 Ft

5pc Bathroom 8.33 Ft x 11.17 Ft

Kitchen 10.75 Ft x 15.58 Ft