



## 1431 39 Street Calgary Alberta

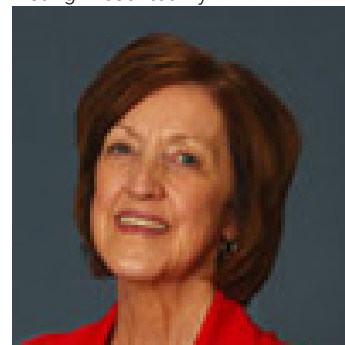
\$850,000

This stunning 1995-square-foot, 2-story residence perfectly blends contemporary design and timeless elegance. With over 2800 square feet of thoughtfully developed living space, it is a true masterpiece. The open-concept main level features a versatile flex room, a cozy nook, and a grand great room adorned with a captivating 45-inch linear fireplace. The gourmet kitchen is a chef's dream, boasting floor-to-ceiling cabinets with upper and lower lighting, a walk-in pantry, soft-close hinges, and dovetail drawers. High-end appliances, including a 36-inch cooktop, French door refrigerator, built-in microwave and oven, chimney hood fan, wine cooler, and convenient recycling and trash bin drawer, elevate the culinary experience. The expansive island, pot lights, skylights, and imported Spanish floor tiles add to the sophisticated ambiance. Bathroom Heated floors, and Steam Shower in ensuite. Upstairs, you'll find a luxurious en-suite bathroom with dual sinks, an air-jetted soaker tub, a steam shower with a 10mm glass enclosure, heated tile floors, and a skylight. The fully finished basement offers a wet bar with a wine rack, a bedroom, a recreational room, and a wired office. Enjoy the comfort of central air conditioning and the convenience of nearby public transportation and shopping. This exceptional home is a must-see for discerning buyers seeking the finest in modern living. (id:6769)

Family room 14.83 Ft x 19.50 Ft  
Den 7.17 Ft x 10.33 Ft  
4pc Bathroom Measurements not available  
Bedroom 10.08 Ft x 11.08 Ft  
Dining room 5.92 Ft x 5.33 Ft  
2pc Bathroom Measurements not available  
Kitchen 14.42 Ft x 10.08 Ft  
Other 8.75 Ft x 5.75 Ft

Living room 13.67 Ft x 14.25 Ft  
5pc Bathroom Measurements not available  
Primary Bedroom 14.50 Ft x 14.25 Ft  
Laundry room 7.17 Ft x 6.00 Ft  
4pc Bathroom Measurements not available  
Bedroom 13.25 Ft x 9.83 Ft  
Bedroom 12.50 Ft x 9.83 Ft

Listing Presented By:



Originally Listed by:  
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