



## 1431 Gladstone Road Calgary Alberta

\$949,900

Open House- Sunday, October 27 11:00-1:00. Welcome to this stunning custom-built executive townhome in the heart of Kensington, designed and crafted by the award-winning Alloy Homes. Winner of the 2017 CHBA Award For Housing Excellence. Boasting over 2100 Sq. Ft. of fully developed living space. This exceptional home perfectly combines modern luxury with thoughtful design, offering the best in urban living. Step inside and be immediately greeted by high-end finishes throughout. The kitchen is a chef's dream, featuring caesar stone waterfall counter top, marble backsplash, top-of-the-line appliances, Wolf induction cooktop, integrated Liebherr refrigerator, AEG wall-oven, AEG book matched built-in dishwasher and micromat duo microwave, all seamlessly incorporated into the sleek custom cabinetry. The open-concept living space is bathed in natural light, with large windows showcasing the clean lines and modern elegance of this home. The fireplace is a true piece of art in your large living room, tastefully framed in Carrera Marble. Every detail has been meticulously considered, from the Hunter Douglas blinds to the high-end lighting package that enhances the atmosphere in every room. The home boasts innovative features such as, the Hide-a-Hose central vacuum system and a commercial-grade heat trace system on the roof for worry-free maintenance. Ascend to the third level, you'll find three spacious bedrooms, each designed with timeless, sleek finishes and hardwood floors that exude elegance. The custom closets offer ample storage, while the 9-foot ceilings create an airy, open feel. The primary suite is a true sanctuary, featuring his and her sinks and floor-to-ceiling windows that frame the breathtaking views of the tree-lined street below. The additional bedrooms are perfect for children or guests, offering generous space and thoughtful design that blends modern luxur...

2pc Bathroom 3.92 Ft x 6.58 Ft

Dining room 8.50 Ft x 14.42 Ft

Family room 16.42 Ft x 15.17 Ft

Kitchen 8.67 Ft x 15.25 Ft

4pc Bathroom 4.92 Ft x 8.83 Ft

4pc Bathroom 4.92 Ft x 14.50 Ft

Bedroom 8.33 Ft x 13.00 Ft

Primary Bedroom 11.92 Ft x 14.50 Ft

Recreational, Games room 13.08 Ft x 17.58 Ft

Furnace 12.17 Ft x 20.50 Ft

3pc Bathroom 4.00 Ft x 9.67 Ft

Living room 12.92 Ft x 12.08 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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Bedroom 8.50 Ft x 13.00 Ft

Storage 4.25 Ft x 9.42 Ft