



15 Medford Place Calgary Alberta

\$1,699,900

Nestled in the heart of Mayfair, this exceptional four-level split home sits on a beautiful oversized lot measuring 90' x 120', is masterfully designed by Morley Winnick, and offers an exclusive blend of contemporary aesthetics & innovative spatial design. With its unique layout, abundant natural light & high ceilings, this property exemplifies the epitome of luxury living. The transformation of the front attached garage into a sunlit gym sets this home apart. Boasting wall-to-wall built-ins & independent radiant heating, the space provides for a seamless fitness experience as it has also been insulated & vapour barriered to ensure soundproofing & temperature control. Additionally, two extra bedrooms on this level & ample built-in storage in the hallway make the entry level truly versatile. Ascending to the main level, you will find a beautifully designed kitchen that showcases light maple cabinets contrasting with extra thick dark granite countertops. This culinary haven offers generous prep space, a separate dining nook complete with a sit-up bar, a walk-in pantry & a suite of premium Miele and Kitchen Aid appliances. Conveniently, the laundry room is adjacent to the kitchen, ensuring practicality meets elegance. The open living and dining room on this level are nothing short of breathtaking. A stunning fireplace is the centerpiece of the space, complemented by vaulted ceilings & an entire wall of newly-installed windows that flood the room with natural light. The top level is dedicated to the primary bedroom, a serene retreat complete with a private balcony that overlooks the backyard & a beautiful ensuite with soaker tub & separate shower. An additional four-piece bath with a skylight, a 2nd bedroom & a converted loft area, offering panoramic views of the lower levels, make this floor a comfort all its own. The basement boasts a central recreation area, a separ...

Family room 18.00 Ft x 10.92 Ft

Recreational, Games room 23.08 Ft x 14.17 Ft

Furnace 14.58 Ft x 12.25 Ft

Recreational, Games room 21.17 Ft x 19.17 Ft

Den 12.50 Ft x 12.25 Ft

Bedroom 16.75 Ft x 9.42 Ft

Living room 26.08 Ft x 13.75 Ft

Laundry room 6.00 Ft x 5.50 Ft

Exercise room 15.83 Ft x 8.33 Ft

Bonus Room 11.67 Ft x 11.58 Ft

Primary Bedroom 15.50 Ft x 15.08 Ft

Bedroom 13.42 Ft x 11.50 Ft

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Listing Presented By:



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CIR

REALTY

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3pc Bathroom 8.17 Ft x 4.75 Ft
Kitchen 16.42 Ft x 13.33 Ft
Dining room 13.33 Ft x 13.17 Ft

4pc Bathroom 10.75 Ft x 4.92 Ft
4pc Bathroom 10.75 Ft x 7.75 Ft