



# 1812 20 Avenue Calgary Alberta

\$2,088,000

Recent winner of the prestigious BILD and CHBA awards. Don't miss this one of a kind awarding winning Masterpiece. This stunning 4 bedroom, 3 Full plus 2 half bath home by Calgreen Homes has been meticulously designed; Heart and Soul was poured into this project as is evident in the level of craftsmanship and detail over the 18 months it took to complete. As you step through the grand entrance of this work of art, you are immediately captivated by the open entryway boasting warm hardwood floors showcased in a Herringbone pattern that sets the tone for the opulence within. The sunken living room immediately to your right entices you to sit and relax while enjoying your cozy, yet modern designed fireplace that invites warmth and elegance into the space. The high-end architecture features continues its level of detail and craftsmanship with a warm cedar panel ceiling and exposed beams that leads from the dining area into the kitchen. A sleek glass showcase stairwell features seamless glass panels, providing an open and modern aesthetic. Warm undermount LED lighting illuminates the stairs and railing, creating an inviting ambiance with a touch of contemporary elegance. The open concept main floor plan seamlessly connects the living and dining areas that continue to your elegant kitchen. A rare European imported porcelain tile panel in fossil pattern opposite the dining area grabs your attention at every angle. Indulge in culinary excellence with the kitchen island as its centerpiece, surrounded by a top-tier JennAir cooking and refrigeration package. Infloor heating was integrated into the existing tile surrounding the kitchen and living area, complemented by triple-paned large windows & sliding doors, maximizing natural light to enhance overall efficiency and comfort. Completing the main floor, a 2nd Family Room with a 2nd Showcase Fireplace, a mud room lined with cus...

Recreational, Games room 15.33 Ft x 14.00 Ft  
 Furnace 11.17 Ft x 9.33 Ft  
 2pc Bathroom 8.83 Ft x 3.75 Ft  
 Dining room 11.17 Ft x 14.42 Ft  
 Family room 26.67 Ft x 14.33 Ft  
 Foyer 9.92 Ft x 10.75 Ft

Primary Bedroom 15.92 Ft x 12.50 Ft  
 Other 11.33 Ft x 6.25 Ft  
 Bedroom 12.83 Ft x 9.92 Ft  
 Bedroom 12.42 Ft x 12.58 Ft  
 Bedroom 13.08 Ft x 11.33 Ft  
 Family room 15.50 Ft x 19.25 Ft

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

Listing Presented By:



Originally Listed by:  
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CIR

REALTY

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Kitchen 19.08 Ft x 10.92 Ft  
Living room 16.92 Ft x 14.83 Ft  
2pc Bathroom 5.33 Ft x 5.25 Ft

3pc Bathroom 4.00 Ft x 7.83 Ft  
4pc Bathroom 8.67 Ft x 4.92 Ft  
5pc Bathroom 12.33 Ft x 11.25 Ft