



2021 17 Avenue Calgary Alberta

\$948,000

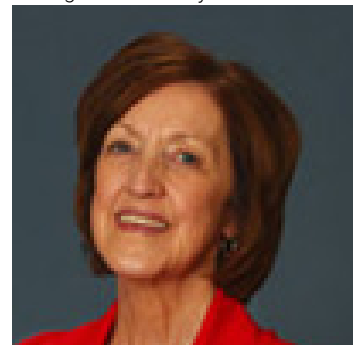
Your dream home in the highly sought-after Banff Trail Subdivision awaits! This stunning, nearly-new semi-detached 2-storey home, just one year old, offers the perfect fusion of luxury and modern living. As you step inside, you'll be captivated by the impeccable craftsmanship and thoughtful design throughout. The main floor boasts a gourmet kitchen that is every chef's dream, featuring custom cabinetry, a striking quartz backsplash, a high-end gas cooktop for precise cooking. With 4 spacious bedrooms and 3.5 bathrooms with near 2700 sqft of total space, this home provides all the room your family needs for both comfort and convenience. The primary bedroom serves as a private retreat, complete with a spa-like ensuite for the ultimate in relaxation after a long day. The fully finished basement is an entertainment haven, complete with a large recreation room, wet bar equipped with a separate refrigerator, sink, and ample cabinetry, making it perfect for hosting gatherings. The additional fourth bedroom on this level offers flexibility--ideal for a guest room, home office, or whatever suits your lifestyle. This home is designed with the latest in construction standards, energy-efficient features, and modern amenities to elevate your living experience. Plus, it comes with new home warranty program, offering peace of mind and protection for years to come. Located in the vibrant Banff Trail Subdivision, you'll enjoy close proximity to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Market Mall, and North Hill Mall. With Lions Park LRT station just a short walk away, commuting is easy and convenient. Don't miss your chance to make this elegant and comfortable home your own. Schedule your showing today and start living the modern lifestyle you've always dreamed of! (id:6769)

Office 7.08 Ft x 7.25 Ft
Family room 15.25 Ft x 20.33 Ft
4pc Bathroom 9.00 Ft x 4.92 Ft
Other 4.33 Ft x 9.25 Ft
Bedroom 14.25 Ft x 9.17 Ft
Storage 3.25 Ft x 5.25 Ft
Furnace 9.08 Ft x 6.17 Ft
Kitchen 15.75 Ft x 16.83 Ft
Dining room 13.75 Ft x 11.17 Ft
Other 5.75 Ft x 6.75 Ft

2pc Bathroom 5.75 Ft x 5.33 Ft
Living room 13.00 Ft x 15.33 Ft
Other 7.00 Ft x 5.67 Ft
4pc Bathroom 5.50 Ft x 8.92 Ft
Laundry room 7.75 Ft x 6.08 Ft
Other 9.50 Ft x 6.42 Ft
Primary Bedroom 13.42 Ft x 11.83 Ft
5pc Bathroom 16.75 Ft x 6.08 Ft
Bedroom 9.92 Ft x 10.17 Ft

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

Listing Presented By:



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