



# 2114 Victoria Crescent Calgary Alberta

\$1,250,000

**\*\*Stunning Home in Banff Trail - Over 3000 SF of Developed Living Space!\*\*** Welcome to your dream home in the highly sought-after community of Banff Trail, Calgary! This exceptional **\*\*2-storey property boasts 2,175 sq. ft. above grade\*\***, plus a **\*\*fully developed basement\*\***, offering over **\*\*3,000 sq. ft. of total living space\*\***. Step inside to discover a bright and spacious main floor, perfect for entertaining or relaxing with family. The **\*\*living and dining areas\*\*** are bathed in natural light, while the **\*\*chef's kitchen\*\*** is a true showstopper, featuring custom cabinetry, quartz countertops, a center island, and ample storage to inspire culinary creations. Adjacent to the kitchen, the cozy **\*\*family room\*\*** with a gas fireplace provides the perfect spot for gathering. Upstairs, you'll find three generously sized bedrooms, including a **\*\*master suite fit for royalty\*\***, complete with a luxurious ensuite and a walk-in closet. The upper level also features a **\*\*bonus room with a second fireplace\*\***, perfect for movie nights or a private retreat. The **\*\*fully finished basement\*\*** adds even more versatility, offering a spacious rec room, a den, an additional bedroom, and a full bathroom - ideal for guests, a home office, or extra family space. Outside, the property includes a **\*\*double detached garage\*\*** and low-maintenance landscaping. Location is everything, and this home has it all! Situated near the **\*\*University of Calgary\*\***, **\*\*SAIT\*\***, and just minutes from major roadways like 16 Ave, Crowchild Trail, and John Laurie Blvd, you'll enjoy easy access to all amenities, schools, shopping, and dining. This Banff Trail gem truly offers the perfect blend of luxury, comfort, and convenience. **\*\*Book your private showing today\*\*** and experience the lifestyle you deserve! (id:6769)

- Other 14.08 Ft x 8.25 Ft
- Recreational, Games room 18.08 Ft x 18.08 Ft
- Bedroom 12.42 Ft x 11.75 Ft
- 4pc Bathroom 8.42 Ft x 5.00 Ft
- Furnace 21.33 Ft x 5.92 Ft
- Kitchen 19.00 Ft x 13.33 Ft
- Dining room 11.42 Ft x 7.42 Ft

- Family room 14.25 Ft x 13.83 Ft
- 2pc Bathroom 5.67 Ft x 4.83 Ft
- Bonus Room 15.08 Ft x 12.83 Ft
- Primary Bedroom 17.25 Ft x 12.33 Ft
- Bedroom 10.75 Ft x 8.67 Ft
- Bedroom 10.00 Ft x 9.67 Ft
- 4pc Bathroom 8.33 Ft x 4.83 Ft

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Listing Presented By:



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REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

Living room 17.83 Ft x 13.25 Ft

Foyer 7.58 Ft x 6.83 Ft

5pc Bathroom 17.08 Ft x 8.58 Ft

Laundry room 7.25 Ft x 5.50 Ft