



## 2127 Victoria Crescent Calgary Alberta

\$2,150,000

Proudly presenting this 3-storey exquisite boutique masterpiece built by Hockaday Homes. Offering over 4,680 sq ft of developed living space, this incredible home is unlike any other and has been thoughtfully designed balancing function and flow. Inside features impressive millwork, stunning white oak herringbone hardwood floors, imported tiles from Spain and Italy, in-floor heat in all bathrooms, gracefully outfitted with all hardware from Banbury Lane, light fixtures from Restoration Hardware, and stylishly designed with a modern French Provincial aesthetic. A front home office provides built-in shelving, floor to ceiling windows, and is separate from the main living quarters for an ideal work space. An elegant dining room can accommodate the largest of gatherings and features custom built-ins and a wet bar. Adorned by an abundance of southern light from the oversized floor-ceiling windows, the living room showcases soaring 19' ceilings and a show stopping ornate 48" gas fireplace with European style mantle. Effortlessly transitioning off the living room is the well equipped kitchen featuring full height custom solid wood cabinetry, 9' double waterfall Brazilian quartzite countertops, Oversized farmhouse sink with Brazil knurled bridge faucet, 1200 cfm hoodfan, and a high-end appliance package including panelled Dacor Refrigerator and JennAir 48" 6-burner gas stove with griddle. Ascend to second level where the stunning hardwood floors continue. You'll find 3 generous bedrooms (2 with ensuites), a full bathroom, convenient laundry room and a built-in homework station overlooking the main floor. The entire 3rd floor is designated to the palatial primary retreat with double doors for the utmost privacy. This tranquil retreat invites you to unwind with a spacious sitting area and gas fireplace. The lavish ensuite is like no other with a large custom glass enclosed 8...

Primary Bedroom 20.33 Ft x 16.92 Ft

5pc Bathroom .00 Ft x .00 Ft

Family room 33.17 Ft x 15.17 Ft

Exercise room 19.67 Ft x 10.17 Ft

Bedroom 11.83 Ft x 10.00 Ft

3pc Bathroom .00 Ft x .00 Ft

Other 6.50 Ft x 5.92 Ft

2pc Bathroom .00 Ft x .00 Ft

Study 11.58 Ft x 11.58 Ft

Laundry room 6.75 Ft x 6.58 Ft

Bedroom 11.17 Ft x 10.42 Ft

Bedroom 11.58 Ft x 10.50 Ft

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Listing Presented By:



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REALTY

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Kitchen	20.92 Ft x 10.67 Ft	Bedroom	11.83 Ft x 11.25 Ft
Dining room	13.25 Ft x 11.58 Ft	3pc Bathroom	.00 Ft x .00 Ft
Living room	20.25 Ft x 16.25 Ft	4pc Bathroom	.00 Ft x .00 Ft
Office	15.42 Ft x 10.08 Ft		