



## 2433 Erlton Street Calgary Alberta

\$1,295,000

Welcome to River Run! Backing onto the river this luxurious New York style townhome is in pristine condition boasting beautiful brick facade and stunning curb appeal setting the tone for what awaits inside. A spacious foyer welcomes you to gleaming walnut hardwood flooring, massive windows adorning the home in natural light, high ceilings, and crown moulding. An open floor plan optimizes the layout for both living and entertaining. The spacious living room boasts stunning arched windows and a stone surround gas fireplace. Sprawling effortlessly off the living room is the central dining room and sophisticated kitchen. Truly the heart of the home, the kitchen is a culinary delight with marble counters, ample cupboard/storage space, and high-end appliances such as a panelled Subzero refrigerator, Asko dishwasher, and Wolf hood fan, gas cook-top, built-in dual wall ovens, warming drawer and microwave. A glass, 300 bottle, temperature controlled wine cellar will leave guests in awe and is perfect for displaying your finest vintages. Glass doors open up to the West facing deck extending your area of entertainment or those quiet dinners al fresco as you enjoy listening to the calming sounds of the river flowing. As you ascend to the second level you'll find two bedrooms both with custom closets and ensuites. The larger of the bedrooms is a tranquil retreat with a Juliet balcony overlooking the river and includes his/her closets, and a lavish ensuite complete with jetted soaker tub, heated floors, and glass enclosed shower. The Primary sanctuary envelops the entire third floor with a bright skylight, and full private balcony capitalizing on river and downtown views, including the Calgary Tower. A custom walk-in closet, wet bar with beverage fridge and ensuite marble surround shower and deep BainUltra jetted soaker tub. This expansive space can ideally function as a large ...

Laundry room 3.50 Ft x 3.50 Ft

Bedroom 15.67 Ft x 14.50 Ft

Bedroom 14.50 Ft x 10.50 Ft

3pc Bathroom Measurements not available

5pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Storage 7.00 Ft x 5.50 Ft

Exercise room 19.50 Ft x 10.00 Ft

2pc Bathroom Measurements not available

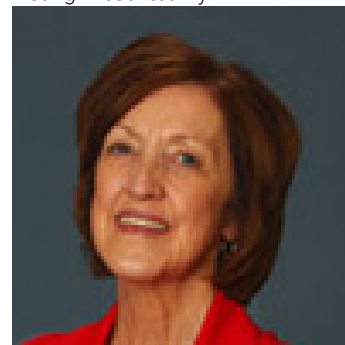
Kitchen 17.50 Ft x 14.00 Ft

Dining room 14.50 Ft x 13.00 Ft

Living room 15.00 Ft x 11.50 Ft

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Listing Presented By:



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REALTY

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Primary Bedroom 21.00 Ft x 15.50 Ft

Wine Cellar 10.00 Ft x 4.00 Ft