



342 Superior Avenue Calgary Alberta

\$2,088,000

Large price reduction on this great home nestled on a quiet street in the heart of prestigious Scarboro. This home has a total living space of 4,353 sq. feet and boasts of historical tradition and modern renovations. The front of this home has the history of red brick and a sprawling veranda, where you can relax and gaze across the street at the lovely park. The inside welcomes you with a large foyer and a warm inviting living room with a wood burning fireplace. To the left is the main floor office filled with character, wood burning fireplace, built-in shelves and lots of natural light. Next to the office is a sitting area with a Sub-Zero wine beverage fridge and a Miele coffee center for those times when you want to relax with family or clients. The formal dining room has floor to ceiling built-in cabinets and large windows overlooking the gardens. Then there is the modern part of the house with an architectural, gourmet Kitchen designed and built by industry leader Downsview Kitchens, constructed with unique large windows to let the morning sunshine in. The kitchen/family room includes a vaulted ceiling with extended accented coved trim beams, creating an open and warm friendly setting. A large sculptural island, with curved, double-deck granite countertops, gives the chef of the house a prominent area to cook their amazing dinners. The kitchen includes a Sub-Zero 48" fridge, Thermador, Gaggenau appliances, 2 sinks and charming, rustic Italian ceramic floor tiles. Just off the kitchen / family room is a covered patio with skylights for that outdoor retreat, where you can enjoy the peace and quiet of the outdoors. The second level boasts 4 large bedrooms. The primary bedroom is extra-large with a spa-like en-suite bathroom, custom-made floor to ceiling dressing cabinets, a walk-in closet, massive windows with downtown views and a Juliet balcony. The 2nd bedroom h...

Primary Bedroom 22.00 Ft x 9.67 Ft

Other 11.08 Ft x 10.00 Ft

Other 11.33 Ft x 3.58 Ft

5pc Bathroom 9.50 Ft x 8.58 Ft

Other 9.33 Ft x 2.08 Ft

Bedroom 13.08 Ft x 12.58 Ft

Recreational, Games room 22.75 Ft x 14.17 Ft

Bedroom 12.42 Ft x 9.75 Ft

Other 14.17 Ft x 12.33 Ft

Laundry room 11.33 Ft x 9.50 Ft

4pc Bathroom 8.17 Ft x 5.00 Ft

Furnace 14.92 Ft x 7.17 Ft

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Bedroom	16.50 Ft x 12.58 Ft	Furnace	14.17 Ft x 6.33 Ft
Bedroom	16.42 Ft x 11.17 Ft	Other	23.58 Ft x 21.33 Ft
4pc Bathroom	8.33 Ft x 5.00 Ft	Living room	15.92 Ft x 15.50 Ft
Sunroom	11.08 Ft x 7.50 Ft		