



## 427 21 Avenue Calgary Alberta

\$1,298,888

**\*\*\*OPEN HOUSE\*\*\*** August 11th from 2pm-4pm. Don't miss this custom-built three-storey residence nestled in the popular community of Mount Pleasant on a quiet street lined with trees. This luxurious masterpiece spans over 3300sq/ft of meticulously designed living space, boasting an array of high-end features and finishes that epitomize opulence. Step inside and be captivated by the grandeur of high-painted ceilings, complemented by the richness of hardwood floors. Towering 9' ceilings and strategically placed skylights bathe the interiors in an abundance of natural light, creating an atmosphere of pure elegance. Indulge in the warmth and ambiance of indoor and outdoor fireplaces, perfect for cozy evenings with loved ones. Every detail has been meticulously curated, with pristine white quartz countertops adorning every surface, exuding a sense of refined sophistication. The custom-designed kitchen is a culinary haven, equipped with top-of-the-line Viking appliances, including a gas cooktop and island hood fan. Impeccable craftsmanship is evident in the built-in wall oven and microwave, ensuring every culinary need is met with ease. Descend to the basement level where luxury knows no bounds. Discover a fourth bedroom, accompanied by a full bath, and an unparalleled theatre room. Custom built-ins, a wet bar, and a bar fridge set the stage for unforgettable movie nights. Immerse yourself in the ultimate entertainment experience with a cutting-edge 3D projector, screen, and a state-of-the-art 7.1 built-in sound system. Unwind in the spa-like oasis of the master ensuite, featuring heated tiles, a rejuvenating steam shower, and a decadent jetted tub. Experience ultimate comfort with complete A/C, central vac, and in-floor heating systems, ensuring a perfect climate year-round. Step outside and be greeted by the stunning private backyard, a true outdoor oasis. Gather around ...

Recreational, Games room 25.17 Ft x 17.92 Ft

Bedroom 13.17 Ft x 10.58 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Bonus Room 20.50 Ft x 19.17 Ft

Furnace 10.67 Ft x 7.00 Ft

Living room 19.42 Ft x 15.42 Ft

2pc Bathroom 5.58 Ft x 4.50 Ft

Primary Bedroom 16.08 Ft x 13.00 Ft

Bedroom 12.08 Ft x 9.83 Ft

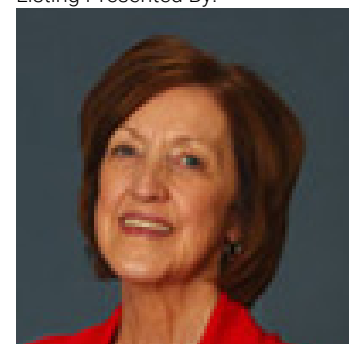
Bedroom 12.00 Ft x 9.58 Ft

4pc Bathroom 9.25 Ft x 4.92 Ft

5pc Bathroom 16.50 Ft x 6.42 Ft

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

Listing Presented By:



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CIR Realty

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**CIR**

**REALTY**

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Kitchen 19.75 Ft x 14.75 Ft

Laundry room 6.42 Ft x 5.42 Ft

Dining room 14.33 Ft x 12.00 Ft