

47 Fairview Drive Calgary Alberta

\$778,000

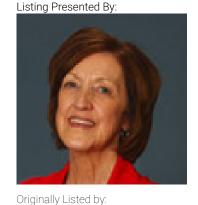
OPEN HOUSE FRIDAY DECEMBER 6TH 4:00 PM TO 6:00 PM AND SUNDAY DECEMBER 8TH 2:00 PM TO 4:30 PM. This stunning custom home combines modern luxury with functional design, showcasing exceptional craftsmanship and attention to detail throughout this 2250+ sqft home. KITCHEN: The heart of the home boasts Denka custom cabinets with soft-close mechanisms and under-cabinet lighting, perfectly complemented by automated touch bifold cabinets. The kitchen features Wolf appliances and reverse osmosis for top-notch performance. Exotic Brazilian sea grass countertops are leathered for a unique texture, culminating in a breathtaking waterfall island with rock edge. A full-height custom granite backsplash adds sophistication. For convenience, a deep drawer pantry and double cabinets with custom pull-out drawers are included, along with a cleverly designed appliance cabinet. LIVING SPACES: The living room features a custom TV wall that harmonizes with the overall aesthetic, highlighted by a plethora of puck lights to create the perfect ambiance. The flooring consists of elegant 3/4 " oak rift cut on the upper levels, providing warmth and beauty. BEDROOMS & BATHROOMS: Custom closets are strategically placed throughout the home, and the bathrooms are designed with scoop drawers and luxurious heated floors, alongside stylish tile work. Sunroom and Laundry: The sunroom serves as a serene retreat with heated tile floors, insulated for year-round use, while the spacious laundry room enhances functionality. OUTDOOR AREAS: The front yard is a lush oasis, featuring a Bergamot bee garden, mature trees, lilacs, hedges, and shrubs for privacy. The backyard is fully fenced with ample storage under the rear deck and roughed-in electrical and gas lines for a future garage and suite. Five raised vegetable gardens, along with raspberry and saskatoon bushes, enrich the outdoor experience. VIEWS & AC...

5pc Bathroom 2.69 M x 2.44 M
Office 2.21 M x 1.83 M
Primary Bedroom 6.86 M x 6.83 M
2pc Bathroom 1.96 M x .86 M

Furnace 1.52 M x 1.37 M

Laundry room $4.09~\mathrm{M}\times2.44~\mathrm{M}$ Addition $4.57~\mathrm{M}\times4.50~\mathrm{M}$ Storage $1.22~\mathrm{M}\times.91~\mathrm{M}$ Bedroom $3.58~\mathrm{M}\times3.05~\mathrm{M}$

Bedroom 3.89 M x 2.74 M



RE/MAX Realty Professionals

http://www.6foot8realestate.com/



REALTY

149 West Lakeview Point , Calgary, AB,

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

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

Storage 3.25 M x 1.12 M
Family room 5.11 M x 3.12 M
3pc Bathroom 3.10 M x 1.09 M
Cold room 2.26 M x 1.22 M

Foyer 3.05 M \times 1.88 M Living room 5.69 M \times 2.92 M Dining room 3.96 M \times 2.84 M Other 3.96 M \times 3.48 M