



## 10 Glenmount Crescent Calgary Alberta

\$1,548,000

OPEN HOUSE: Sat, June 28 from 2-4pm | 2017 CUSTOM BUILD IN GORGEOUS GLENDALE | Imagine being able to call this 2017 custom-built bungalow your own, without having to go through the process of a new build, and at a cost that would be impossible to achieve today. Built to last and inspired by classic century home architecture, this unique property exudes a timeless elegance and quality craftsmanship rarely seen today. This thoughtfully designed layout offers over 4000 sf of living space, 5 bedrooms, 4.5 bathrooms and a sun-filled loft... a "magical" home that can suit families of all shapes and sizes. The warm and welcoming living room has a custom fireplace, lovely built-in display shelves and is open to the dining room and dream kitchen. Bespoke details include a central island with hand-crafted wood top, a deluxe walk-in pantry, induction cooktop and access to the ideal mudroom, back entry and 3 PC bath. With the enviable SE exposure and numerous windows throughout, life will be sun-filled all day long. There are 3 bedrooms on the main floor (2 sharing the Jack + Jill bathroom) and the primary suite with access to the deck, a large 'Cali-closet' and luxurious ensuite with heated floors and towel rack, freestanding tub, glass shower and dual vanities. There is an exceptional main floor office with 4 work stations, tons of convenient storage and even a hidden (pull out) work table, ideal for larger art projects. The lower level is a fun and flexible space with a large wet bar, family room, games area and cozy gas fireplace. The 2 spacious bedrooms share large bathroom, complete with steam shower and built-in sauna. You will appreciate the built-in sound throughout and highly efficient mechanicals, including hot water on demand, a rough-in for future solar power, central A/C, in-floor heating throughout the lower level and hook ups on the main floor for laundry. ...

Family room 14.17 Ft x 15.08 Ft

Recreational, Games room 10.50 Ft x 15.17 Ft

Bedroom 10.50 Ft x 13.00 Ft

Bedroom 11.83 Ft x 16.67 Ft

4pc Bathroom 12.58 Ft x 12.83 Ft

Office 10.92 Ft x 13.67 Ft

Bedroom 10.17 Ft x 13.33 Ft

Primary Bedroom 12.00 Ft x 17.00 Ft

Bedroom 9.67 Ft x 12.92 Ft

3pc Bathroom 5.50 Ft x 7.67 Ft

5pc Bathroom 6.00 Ft x 11.67 Ft

5pc Bathroom 5.58 Ft x 10.08 Ft

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Listing Presented By:



Originally Listed by:  
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Living room 14.00 Ft x 15.17 Ft

Dining room 7.83 Ft x 8.00 Ft

Kitchen 12.25 Ft x 14.08 Ft

Bonus Room 13.75 Ft x 15.00 Ft

2pc Bathroom 5.17 Ft x 5.58 Ft