



# 1027 39 Avenue Calgary Alberta

\$1,899,900

Located in the long-established community of Cambrian Heights & situated on a 5952 sq ft pie shaped lot, this BRAND NEW CUSTOM BUILT alluring 2+2 bedroom home offers over 3900 sq ft of luxurious developed living space. The main level with lofty 12-14 foot ceilings is adorned with engineered hardwood floors & chic light fixtures, showcasing the airy living room anchored by a feature wall with commanding floor to ceiling granite fireplace & built-ins. The adjacent kitchen exudes sophistication, finished with quartz counter tops, large quartz waterfall island/eating bar with sink & glass washing station, excellent appliance package & butler's pantry with floor to ceiling built-ins, second fridge & microwave. Enjoy gatherings with family & friends in the spacious dining area with recessed lighting details & large niche for artwork. The primary retreat is a true secluded oasis boasting a custom walk-in closet with glass doors, under cabinet lighting, shoe rack & jewelry display cabinets. Walk into the 5 piece ensuite that leaves no detail spared with heated Spanish porcelain tile flooring, Smart toilet, tranquil soaker tub, dual vanities with stunning detail & rejuvenating steam shower complete with internet access. A second main floor bedroom features ample closet space & private 3 piece ensuite. Completing the main level are a mudroom with direct access to the laundry room & primary bedroom walk-in closet plus a 2 piece powder room with stone sink. Basement development with heated vinyl plank flooring & 9' ceilings, hosts a large family/media room & games/recreation area with wet bar - the ideal space for game or movie night. Two built-in desks are perfect for a home office setup or kid's homework station. A flex space with glass doors is seamlessly designed for a home gym. Two additional bedrooms (one with walk-in closet) & a 4 piece bath are the finishing touches to...

Family room 20.00 Ft x 17.00 Ft

Recreational, Games room 22.00 Ft x 14.58 Ft

Other 13.08 Ft x 11.83 Ft

Storage 7.83 Ft x 5.33 Ft

Other 8.42 Ft x 8.42 Ft

Bedroom 13.33 Ft x 11.83 Ft

Living room 20.00 Ft x 16.00 Ft

Foyer 12.00 Ft x 8.42 Ft

Laundry room 9.17 Ft x 6.50 Ft

Other 9.08 Ft x 6.92 Ft

Pantry 9.25 Ft x 6.50 Ft

Primary Bedroom 13.42 Ft x 13.00 Ft

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Listing Presented By:



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**Bedroom** 13.00 Ft x 10.08 Ft

**4pc Bathroom** Measurements not available

**Kitchen** 19.00 Ft x 14.50 Ft

**Dining room** 14.00 Ft x 12.00 Ft

**Bedroom** 12.00 Ft x 11.50 Ft

**2pc Bathroom** Measurements not available

**3pc Bathroom** Measurements not available