



## 1055 Kerfoot Crescent Calgary Alberta

\$2,750,000

**\*\* Open House: Sunday, December 8, 2-4 PM! \*\*** Introducing a brand-new, exquisitely designed bungalow in the prestigious community of Kelvin Grove. This luxury residence spans over 5,000 sq. ft. of meticulously developed space, offering 6 bedrooms, with one bedroom designated as an office, 5.5 bathrooms, and a 3-car heated garage with epoxy floors and an integrated drain. From the moment you step inside, you'll be captivated by the Paul Lavoie-inspired interior, featuring soaring lofted ceilings and a cozy gas fireplace with a bespoke Tuscan stone limestone surround. The open-concept kitchen is a chef's dream, showcasing custom cabinetry with upgraded birch interiors and organizers, a French plastered hood fan, and an integrated Sub-Zero and Wolf appliance package. The centerpiece is a stunning island adorned with Taj Mahal quartzite. Natural light floods the main living area through a wall of windows and glass patio doors, seamlessly blending indoor and outdoor spaces. Step onto the spacious concrete patio to enjoy the private outdoor setting, complete with gas and electric BBQ hookups and a gas line for a fire table. The main level features 3 bedrooms, including a luxurious primary suite with a custom walk-in closet and a spa-inspired ensuite boasting a curbless shower. A large, centrally located laundry room serves the main floor bedrooms, while the mudroom and pantry provide additional storage with custom cabinetry. The lower level offers an expansive living space with 2 additional bedrooms, an office, 2 full bathrooms, a wet bar, a dedicated gym, a media room, and a recreation area—all warmed by in-slab heating. Additional Features and Upgrades: Home automation system with Lutron RA2 wireless lighting and a Sonos sound system, EV wiring for two vehicles. Exterior finishes include tumbled natural limestone and acrylic stucco, exposed aggregate driveway and pat...

Family room 18.33 Ft x 16.75 Ft

Exercise room 23.00 Ft x 18.33 Ft

Recreational, Games room 21.83 Ft x 21.17 Ft

Furnace 16.75 Ft x 9.83 Ft

Other 11.67 Ft x 10.00 Ft

Bedroom 13.50 Ft x 13.17 Ft

Kitchen 24.25 Ft x 12.00 Ft

Dining room 20.92 Ft x 10.00 Ft

Living room 20.92 Ft x 12.67 Ft

Laundry room 11.00 Ft x 6.00 Ft

Other 11.42 Ft x 6.17 Ft

Primary Bedroom 16.33 Ft x 16.00 Ft

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

Listing Presented By:



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Bedroom 13.17 Ft x 11.00 Ft

Bedroom 11.50 Ft x 10.92 Ft

3pc Bathroom 10.25 Ft x 8.00 Ft

3pc Bathroom 9.17 Ft x 4.92 Ft

Bedroom 14.08 Ft x 13.92 Ft

Bedroom 12.83 Ft x 11.58 Ft

2pc Bathroom 6.75 Ft x 4.83 Ft