



# 1120 Colgrove Avenue Calgary Alberta

\$1,524,000

Welcome to this extraordinary home offering breathtaking views of Calgary's downtown skyline in the desirable neighbourhood of Bridgeland. Step inside and be captivated by the impeccable craftsmanship spanning over 3,600 square feet across four levels. With hardwood flooring, elegant marble accents, and luxurious tiling throughout, this residence is a testament to timeless sophistication. Designed by the renowned Paul Lavoie Interior Design, this home boasts an incredible floorplan tailored to accommodate the needs of a large family. The main level serves as the ultimate entertainment hub, featuring a spacious living room, a separate dining room for memorable gatherings, and a gourmet kitchen that will inspire your culinary aspirations. Floor-to-ceiling sliding doors seamlessly connect the indoors with a huge deck, offering an ideal setting for outdoor relaxation and al fresco dining. Additionally, a generously sized mud room with custom cabinetry and a convenient powder room perfectly complement the main level. On the second floor, indulge in the panoramic city views from the family lounge, which boasts its own private patio—a tranquil oasis to unwind and appreciate the surroundings. Two large bedrooms, each with its own ensuite bathroom, provide ample space and privacy for family members or guests. A spacious laundry room adds to the convenience and functionality of this level. Ascend to the upper primary floor and prepare to be mesmerized by unobstructed city and mountain views that stretch to the southwest. Discover a serene retreat complete with a comfortable sitting area, a full ensuite bathroom featuring a shower and a tub, dual sinks, and, naturally, a generously proportioned walk-in closet. This primary suite is designed to offer both luxury and tranquility. The lower level of this exceptional residence is dedicated to entertainment and relaxation. Here, you'll...

4pc Bathroom 6.92 Ft x 9.17 Ft

4pc Bathroom 7.75 Ft x 8.58 Ft

Bedroom 13.58 Ft x 11.67 Ft

Bedroom 13.00 Ft x 16.75 Ft

Bonus Room 21.00 Ft x 15.17 Ft

Laundry room 8.67 Ft x 5.92 Ft

4pc Bathroom 10.08 Ft x 4.92 Ft

Bedroom 14.75 Ft x 12.25 Ft

Recreational, Games room 14.33 Ft x 19.75 Ft

2pc Bathroom 5.25 Ft x 4.67 Ft

Dining room 15.50 Ft x 10.17 Ft

Foyer 9.58 Ft x 4.92 Ft

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

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5pc Bathroom 11.67 Ft x 14.75 Ft  
Primary Bedroom 16.08 Ft x 18.08 Ft  
Other 8.00 Ft x 14.75 Ft

Living room 14.58 Ft x 15.33 Ft  
Other 5.83 Ft x 13.25 Ft