



1217 18 Avenue Calgary Alberta

\$939,900

OPEN HOUSE SATURDAY, SEPTEMBER 13TH FROM 3-5 PM & SUNDAY, SEPTEMBER 14TH FROM 11 AM - 1 PM. Nestled on a quiet tree-lined street in the long-established community of Capitol Hill, this European inspired 3 bedroom home with private SOUTH FACING back yard offers over 2700 sq ft of developed living space. The main level presents glossy Brazilian cherry Jatoba hardwood floors, high ceilings & is illuminated with recessed lighting, showcasing the front living room with feature fireplace, dining area with stylish light fixture & gorgeous kitchen that's tastefully finished with solid wood hand build cabinetry, island, granite counter tops, top of the line stainless steel appliances, cozy breakfast nook & folding Tesoro door system opening to the south facing, private composite deck. A 2 piece powder room completes the main level. A custom staircase with auto LED lighting leads to the second level (also adorned with Jatoba hardwood) that hosts 2 spacious bedrooms, a 4 piece bath with Fiat steam shower & laundry room with sink. The newly renovated primary suite encompasses the entire third level & is a true private oasis. Features include a huge bedroom with vaulted ceiling & skylights, to-die-for walk-in closet & opulent ensuite with programmable heated tile floors, dual sinks, coffee bar with sink, beverage centre & filtered water station, a walk-in shower, heated air tub with remote & skylights. Basement development comprises of a recreation/media room with custom millwork, porcelain tile flooring, 2 built-in entertainment centres & electric fireplace. A large flex space with custom hand made closet could be used as a home gym area or studio. Other notable features include fresh paint throughout, upgraded LED lighting with Lutron touch dimmer switches, built-in ceiling speakers, tankless hot water tank, central air conditioning, newer modulating furnace, security system ...

Primary Bedroom 15.83 Ft x 16.50 Ft

Other 7.08 Ft x 13.08 Ft

5pc Bathroom Measurements not available

Other 14.92 Ft x 21.58 Ft

Recreational, Games room 14.92 Ft x 22.50 Ft

Furnace 5.92 Ft x 12.50 Ft

Kitchen 13.92 Ft x 14.75 Ft

Living room 18.08 Ft x 15.67 Ft

2pc Bathroom Measurements not available

Bedroom 16.00 Ft x 15.67 Ft

Bedroom 16.00 Ft x 13.67 Ft

Laundry room 7.33 Ft x 6.17 Ft

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Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Breakfast 12.00 Ft x 7.58 Ft

4pc Bathroom Measurements not available

Dining room 11.00 Ft x 12.92 Ft