



# 1222 8 Avenue Calgary Alberta

\$3,499,000

This 3-story DETACHED HOME is a true masterpiece, where timeless elegance meets contemporary luxury--crafted with precision by Levant Homes in collaboration with Aly Velji Designs. With 4998 sq/ft of living space, this ULTRA-LUXURY residence, has an ELEVATOR, full SMART HOME automation (speakers, surveillance, control4), backs onto the BOW RIVER, and is nestled in the HISTORIC heart of INGLEWOOD. Whether it's a walk or a short drive, you're just MINUTES from vibrant shops, farmers markets, cafes, restaurants, and iconic pathways. Positioned on a spacious south-facing lot, this home stands out with remarkable curb appeal. The full-height windows from LUX WINDOWS, full-bed BRICK, CEDAR soffit, steel fencing, cement board siding, and large AGED concrete front patio with built-in planter exude timeless charm. Step inside through the French glass-panel door, 10-ft ceilings, and open-concept layout set the tone for sophistication. The MAIN LEVEL features a mudroom, built-in bench cabinets, an elegant 2-piece powder room, a formal dining area, a custom coffee/wet bar with marble counters. The URBANA fireplace centres the warm living room with its CONCRETE mantel and a WHITE OAK built-in media centre. Dual sliding glass doors creates a seamless indoor-outdoor flow to the spacious rear deck. The chef's DREAM KITCHEN is both functional and breathtaking, equipped with HIGH-END custom cabinetry, marble countertops. A walk-in pantry ensures ample storage, while the TOP-OF-THE-LINE appliances include a 48" gas range, built-in steam wall oven/microwave, panelled column fridge and freezer. The PRIMARY SUITE is a luxurious escape, featuring a cozy DOUBLE SIDED fireplace, walk-in closets, and a spa-inspired 6-piece ensuite. Unwind with HEATED tile floors, a fully tiled STEAM SHOWER with bench, a freestanding soaker tub, and a dual vanity. While two JUNIOR SUITES each come with walk-in c...

Primary Bedroom 14.17 Ft x 13.00 Ft

6pc Bathroom 10.33 Ft x 19.75 Ft

Other 12.25 Ft x 10.58 Ft

Bedroom 12.75 Ft x 11.00 Ft

4pc Bathroom 9.42 Ft x 4.92 Ft

Bedroom 14.75 Ft x 14.00 Ft

Bedroom 10.67 Ft x 10.50 Ft

5pc Bathroom 6.75 Ft x 8.25 Ft

Great room 21.75 Ft x 20.92 Ft

Furnace 10.50 Ft x 9.25 Ft

Exercise room 10.83 Ft x 15.83 Ft

Living room 16.58 Ft x 11.92 Ft

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Listing Presented By:



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4pc Bathroom 8.42 Ft x 5.08 Ft  
Laundry room 5.58 Ft x 8.83 Ft  
Bonus Room 22.92 Ft x 43.50 Ft  
4pc Bathroom 4.92 Ft x 8.67 Ft

Kitchen 6.67 Ft x 22.33 Ft  
Dining room 7.92 Ft x 22.67 Ft  
Pantry 5.92 Ft x 22.00 Ft