



## 1412 70 Avenue Calgary Alberta

\$1,650,000

OPEN HOUSE Sunday November 17 (12:00-2:00pm). Impeccably maintained, custom-built luxury home nestled in the prestigious community of Kelvin Grove. This remarkable 5-bedroom, 3.5-bathroom residence spans over 3,200 square feet of beautifully designed living space, showcasing superior finishes and thoughtful details throughout. At the heart of the home is a chef's kitchen, a true showpiece with high-end stainless steel appliances, custom cabinetry, quartz countertops, and a spacious center island--perfect for entertaining. The kitchen flows seamlessly into the Great Room, where vaulted ceilings, sleek wood-panelled walls, and a cozy wood-burning fireplace create a warm, inviting ambiance. Large sliding doors extend to a meticulously landscaped, expansive yard, providing an ideal space for outdoor living and relaxation. A second family room, also suitable as a large den, features oversized windows and an additional fireplace, offering a versatile space for work or leisure. Light-clove, dust-finished hardwood floors throughout add a timeless, elegant touch to the home. Upstairs, the master suite is a true retreat, complete with a luxurious 5-piece ensuite. Throughout, custom built-ins provide ample storage and add sophisticated style at every turn. The exterior of the home mirrors its interior elegance, with manicured landscaping and a garage outfitted with upgraded cabinetry and a durable Polyaspartic Coating on the floor. Located in a close-knit, family-oriented neighborhood, this two-story split home combines modern sophistication with warm, inviting charm. This is a rare opportunity to own an exceptional residence in one of Calgary's most desirable communities. (id:6769)

Bedroom 8.92 Ft x 10.92 Ft  
Recreational, Games room 14.58 Ft x 21.50 Ft  
3pc Bathroom 5.00 Ft x 9.75 Ft  
Other 7.00 Ft x 9.25 Ft  
Family room 13.58 Ft x 19.75 Ft  
Laundry room 5.25 Ft x 5.25 Ft  
Other 3.50 Ft x 9.83 Ft  
2pc Bathroom 4.83 Ft x 4.83 Ft

Dining room 10.42 Ft x 14.42 Ft  
Living room 14.42 Ft x 23.50 Ft  
Primary Bedroom 13.58 Ft x 14.33 Ft  
Bedroom 10.75 Ft x 14.75 Ft  
Bedroom 10.75 Ft x 10.92 Ft  
Bedroom 9.50 Ft x 10.42 Ft  
5pc Bathroom 4.92 Ft x 11.83 Ft  
5pc Bathroom 8.33 Ft x 11.17 Ft

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

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](mailto:cm.mackenzie@shaw.ca)

Kitchen 10.75 Ft x 15.58 Ft