



1415 24 Street Calgary Alberta

\$2,590,000

OPEN HOUSE: Sun., Sept. 7: 2-4pm! DISCOVER ELEVATED LIVING! Get ready to redefine your lifestyle with this breathtaking, brand new, two-story walk-up that offers uninterrupted, jaw-dropping views of Calgary's downtown skyline! Presented by premiere builder, Twin Real Estate Holdings, this property offers double the wow factor in the well-established SW community of Shaganappi. Imagine this...your west-facing backyard directly borders an 11 acre city park, complete with scenic pathways, tennis/basketball courts, skating/hockey rinks and an active community association that keeps the energy alive year-round. Step inside and prepare to be wowed by grand design, opulent finishes and thoughtful artistry throughout. From the soaring 10-foot vaulted ceilings to the natural light streaming through abundant walls of windows, every corner of this home exudes elegance and prestige. Picture cozy evenings in the spacious living room, anchored by a stunning double-sided gas fireplace, or hosting lavish dinners in the dining area, complete with a 48" built-in wine wall cooler for your prized private collection. The chef-inspired kitchen is a culinary dream come true, boasting only the best: a 60" SUB-ZERO refrigerator/freezer, a 48" WOLF 6-burner gas cooktop with dual wall ovens, a MIELE coffee system and a BOSCH dishwasher. The walk-in butler's servery plus pantry ensures seamless entertaining and organization, while patio sliders open to your outdoor deck--a perfect spot to soak up summer sunsets while overlooking your landscaped yard. Need space for work or play? The main floor provides two versatile flex rooms, ideal for an executive home office, craft/hobby space or a children's playroom--tailored to suit any lifestyle. The floating staircase--framed by an elegant wall of marble tile--takes you upstairs to even more grandeur. The bonus room offers spectacular skyline views, ...

4pc Bathroom 8.25 Ft x 4.92 Ft

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5pc Bathroom 14.17 Ft x 10.17 Ft

Bedroom 12.83 Ft x 12.83 Ft

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Bonus Room 15.92 Ft x 19.08 Ft

Other 4.25 Ft x 10.50 Ft

Bedroom 11.00 Ft x 18.00 Ft

Bedroom 8.08 Ft x 11.75 Ft

Recreational, Games room 16.58 Ft x 29.08 Ft

Furnace 10.92 Ft x 9.00 Ft

2pc Bathroom 4.92 Ft x 6.67 Ft

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Listing Presented By:



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Laundry room	10.75 Ft x 7.33 Ft	Dining room	18.50 Ft x 12.67 Ft
Primary Bedroom	16.67 Ft x 21.92 Ft	Kitchen	17.83 Ft x 25.92 Ft
Other	12.83 Ft x 8.17 Ft	Living room	17.83 Ft x 17.42 Ft
4pc Bathroom	10.92 Ft x 4.92 Ft		