



# 1812 20 Avenue Calgary Alberta

\$1,799,900

OPEN HOUSE SATURDAY, FEBRUARY 1ST FROM 1-3 PM & SUNDAY, FEBRUARY 2ND FROM NOON - 2 PM.

Located in the long-established community of Capitol Hill, this breathtaking 4 bedroom home, with over 3800 sq ft of luxurious living space built by Calgreen Homes, has recently been awarded with esteemed BILD & CHBA awards. Beautifully crafted with meticulous thought which highlights the unique features of this exquisitely designed home. The main level is graced with hardwood floors in a herringbone configuration, high ceilings, stylish lighting & painstaking details such as cedar panelled ceilings, exposed beams & wood detailing, showcasing a sunken front family room with feature fireplace, vaulted ceiling & plenty of natural light. An elegant hallway with beamed ceiling leads to a spacious dining area adorned with built-in cabinets & intricate porcelain tile panel. The kitchen is open to the dining area & is discerningly finished with leathered granite counter tops, island/eating bar, more than ample storage space, pantry & Jenn-Air appliance package. The living room is anchored by a fireplace & also has access to the private south facing front courtyard, which creates a refined indoor/outdoor living space. Completing the main level is a 2 piece powder room & mudroom with access to the garage. A contemporary glass staircase with LED lighting leads to the second level which hosts a loft area that cleverly connects to a private bedroom with 3 piece ensuite via a second level balcony. The posh primary retreat boasts a private balcony, vaulted ceiling, walk-in closet with LED undermount lighting & opulent 6 piece ensuite with dual sinks, relaxing oval soaker tub & rejuvenating steam shower. Completing the second level are 2 additional bedrooms, a 4 piece bath & laundry facilities. Basement development is the perfect space for game or movie night, complete with a built-in entertain...

Media 15.50 Ft x 14.00 Ft  
 Furnace 10.83 Ft x 6.00 Ft  
 Other 10.83 Ft x 10.17 Ft  
 2pc Bathroom Measurements not available  
 Kitchen 19.17 Ft x 11.00 Ft  
 Dining room 11.25 Ft x 14.50 Ft

Other 8.33 Ft x 10.67 Ft  
 2pc Bathroom Measurements not available  
 Loft 15.25 Ft x 14.17 Ft  
 Laundry room 4.42 Ft x 6.17 Ft  
 Primary Bedroom 13.00 Ft x 12.58 Ft  
 Bedroom 10.58 Ft x 10.00 Ft

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

Listing Presented By:



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**Pantry** 6.42 Ft x 6.50 Ft

**Living room** 14.75 Ft x 15.00 Ft

**Family room** 26.75 Ft x 14.42 Ft

**Foyer** 10.00 Ft x 31.00 Ft

**Bedroom** 10.92 Ft x 11.42 Ft

**Bedroom** 12.67 Ft x 12.58 Ft

**4pc Bathroom** Measurements not available