



# 1904 Salisbury Street Calgary Alberta

\$1,999,900

Capitalize on this rare opportunity to own a beautiful home overlooking Scotsman's Hill, the city skyline, Stampede Park, the Elbow River AND the Rocky Mountains! Step into a modern living room, featuring a cozy gas-burning fireplace which is perfect for relaxing evenings. An oversized kitchen is a chef's dream, complete with an abundance of walnut cabinets, granite countertops, high-end appliances, and a large center island. Like to entertain? A spacious dining room is ideal for those who like to host large or small gatherings and the adjacent sitting room with a full panel walnut wall makes for an ideal sunny spot for morning coffee. Sliding glass doors lead to a rear yard mahogany balcony, offering a private retreat and blending indoor and outdoor living. The second floor is designed for ultimate comfort with two primary bedrooms, each boasting luxurious ensembles and walk-in closets. Completing the second floor is an office or den and a sizeable laundry room with sink, hanging bar and additional cupboards. The final touch on this signature property is the third floor. You will be wowed by the unparalleled view of the city! Walk out onto the oversized balcony, where you will enjoy the Stampede fireworks and a 180 degree view of the city and mountains. Capitalize on the luxury of adding a hot tub - the balcony has been reinforced, plumbed and wired for one. Inside, you'll find a stylish wet bar complete with another dishwasher and plenty of space for furniture - a perfect spot for entertaining. A spacious lower level offers a versatile recreation room wired for two televisions, an additional wet bar, a 4-piece bath, and two large bedrooms, providing ample space for guests or family. A triple garage, hydronic heating system, wind sensitive awnings, an Alexa home automation system and a metal roof are just a few more of the extras this home has to offer. Don't miss ...

Other 11.75 Ft x 10.33 Ft  
 Primary Bedroom 14.75 Ft x 13.50 Ft  
 Other 8.58 Ft x 7.08 Ft  
 5pc Bathroom 14.75 Ft x 10.00 Ft  
 Bedroom 13.92 Ft x 12.92 Ft  
 Other 9.58 Ft x 4.75 Ft

Recreational, Games room 22.67 Ft x 16.50 Ft  
 Bedroom 12.00 Ft x 11.00 Ft  
 Bedroom 12.00 Ft x 10.92 Ft  
 Storage 8.08 Ft x 6.92 Ft  
 4pc Bathroom 9.67 Ft x 4.92 Ft  
 Furnace 18.08 Ft x 6.67 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

5pc Bathroom 11.58 Ft x 9.58 Ft  
Laundry room 11.75 Ft x 6.58 Ft  
2pc Bathroom 7.00 Ft x 2.75 Ft  
Family room 15.25 Ft x 10.75 Ft

Living room 16.50 Ft x 15.92 Ft  
Kitchen 21.17 Ft x 13.58 Ft  
Dining room 16.25 Ft x 10.67 Ft