



## 1930 27 Street Calgary Alberta

\$1,225,000

OPEN HOUSE SUNDAY FEBRUARY 16TH 1-3PM. If you're looking for a custom-built home that perfectly combines modern elegance with functional living spaces, this brand-new luxury home is the one to see. With over 2540 sq. ft. of thoughtfully designed space and an additional 900 sq. ft. in the fully developed basement, it offers an abundance of room for families, couples, or anyone seeking a home with versatile features. The main floor boasts 9-ft ceilings, a chef-inspired kitchen with white stone countertops, BOSCH stainless appliances including and a 36-inch FORNO 6 burner gas stove, a cozy living room with a floor-to-ceiling stone electric fireplace, and a formal dining area. The second floor is equally impressive, with a glass-enclosed open-to-below office or flex area, two spacious bedrooms with custom closets, and a luxurious 4-piece bathroom featuring heated tile floors. The primary suite on the third floor is a private retreat, complete with vaulted ceilings, a west-facing rooftop balcony, and a spa-inspired ensuite that includes a soaker tub, glass shower, heated floors, and custom built-ins. The basement adds even more value with a large recreation room, fourth bedroom, full bathroom, and custom wet bar. Outside, the fully fenced yard features a pergola-covered deck, and the oversized double detached garage offers epoxy flooring and vaulted ceilings for maximum functionality. Built by the trusted custom builder, this home includes energy-efficient mechanical systems, a builder's warranty, and a design that embraces both comfort and sophistication. Ready for immediate possession, this property is a must-see for anyone looking for their dream home. Book your showing today! (id:6769)

Other 16.42 Ft x 10.92 Ft  
Bedroom 10.83 Ft x 12.17 Ft  
Bedroom 12.75 Ft x 13.67 Ft  
Other 5.00 Ft x 11.00 Ft  
Hall 6.92 Ft x 15.58 Ft  
Laundry room 9.08 Ft x 5.92 Ft  
4pc Bathroom 10.83 Ft x 7.83 Ft

Hall 3.42 Ft x 4.75 Ft  
Bedroom 16.08 Ft x 13.50 Ft  
4pc Bathroom 5.75 Ft x 9.00 Ft  
Hall 5.42 Ft x 18.00 Ft  
Recreational, Games room 16.17 Ft x 18.67 Ft  
Furnace 6.67 Ft x 17.67 Ft  
Foyer 5.25 Ft x 13.58 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

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Primary Bedroom 16.33 Ft x 20.42 Ft

5pc Bathroom 12.75 Ft x 17.67 Ft

Other 8.83 Ft x 13.67 Ft

Living room 12.42 Ft x 14.00 Ft

Kitchen 16.42 Ft x 18.92 Ft