



2035 55 Avenue Calgary Alberta

\$2,249,000

OPEN HOUSE: Sunday, June 29, 1:00 PM- 4:00 PM, Step into elegance with this brand-new custom-built luxury residence in prestigious North Glenmore Park, just steps from Glenmore Reservoir, top-rated schools, golf courses, and scenic walking trails. This exceptional home is covered by the Alberta New Home Warranty and offers over 4,300 sq ft of refined living space designed for comfort, style, and modern family living. This 5-bedroom, 4.5-bath home features two primary suites, heated bathroom floors. The gourmet kitchen is a chef's dream, boasting high-end JennAir appliances, exquisite quartz countertops, a massive island, and a walk-in pantry. Exceptional Features Include: o Custom-built TV units and designer feature walls throughout o Stunning high-end light fixtures, highlighted by an impressive foyer chandelier o Premium finishes including engineered hardwood on main/upper levels and plush basement carpeting o Elegant formal living and dining rooms for gracious entertaining o Cozy family room with a natural gas fireplace o Practical main-floor office space o Stylish wet bar for effortless entertaining o State-of-the-art theater room with built-in speakers and LED lighting o Central air conditioning for year-round comfort o Spacious heated 3-car garage (30'x26') with EV charging capability o Integrated speaker system and comprehensive monitoring with security cameras o Beautifully landscaped front yard with a charming sitting area o Resort-style backyard featuring an expansive deck and concrete patio with custom natural gas fire pit, Don't miss out, book your showing today (id:6769)

Family room 13.58 Ft x 12.58 Ft

Media 17.75 Ft x 12.25 Ft

Other 9.17 Ft x 3.83 Ft

Bedroom 11.42 Ft x 10.58 Ft

Bedroom 11.00 Ft x 10.92 Ft

Living room 14.58 Ft x 13.92 Ft

Dining room 12.25 Ft x 10.58 Ft

2pc Bathroom 7.92 Ft x 5.33 Ft

Kitchen 19.25 Ft x 11.58 Ft

Office 12.75 Ft x 11.92 Ft

Other 13.00 Ft x 4.42 Ft

Primary Bedroom 16.08 Ft x 14.92 Ft

5pc Bathroom 18.17 Ft x 8.00 Ft

Other 11.92 Ft x 9.25 Ft

Bedroom 11.92 Ft x 10.42 Ft

Bedroom 11.92 Ft x 10.83 Ft

Other 8.08 Ft x 4.83 Ft

3pc Bathroom 8.08 Ft x 4.83 Ft

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Listing Presented By:



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Greater Property Group



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