



# 2040 30 Avenue Calgary Alberta

\$2,150,000

Nestled within the coveted community of Marda Loop, this exceptional property sets a new standard for luxury living. Step into a meticulously crafted four-level residence that offers an unparalleled array of features, inviting you on a journey of sophistication and comfort. As you enter, you're greeted by an expansive open floor plan where formal dining and living areas seamlessly blend, providing an ideal space for entertaining. Adjacent to this space, a Butler's Pantry adds convenience, while the office offers versatility as a remote work haven or a cozy retreat for book enthusiasts. Natural light floods the interior through large windows, casting a radiant glow in every corner. The centrepiece staircase, adorned with glass and gracefully floating across all levels, stands as a testament to architectural brilliance. At the heart of the home lies the family room and kitchen, where cherished moments with loved ones unfold effortlessly. The stunning kitchen, equipped with brand new appliances and a spacious island, beckons culinary excellence. A marble fireplace in the family room serves as a captivating focal point, enveloping the space in warmth and charm. Beyond the kitchen awaits a tiered backyard, ready for your gardening expertise, providing a tranquil retreat just steps from the main living areas. Venture to the upper levels to discover two lavish bedrooms, each boasting exquisite ensuites and walk-in closets adorned with custom cabinetry. The primary bedroom exudes opulence, featuring a double-sided fireplace into the ensuite, a standalone tub for ultimate relaxation, and a spacious walk-in shower. The fourth level offers a versatile loft space, complete with a wet bar ideal for game days with friends, and access to a rooftop patio boasting sweeping views—a perfect setting for al fresco dining under the sun's warm embrace. Additionally, it houses a fourth bed...

- Other 13.08 Ft x 7.25 Ft
- Loft 14.67 Ft x 14.50 Ft
- Bedroom 13.50 Ft x 12.92 Ft
- 3pc Bathroom 13.08 Ft x 6.75 Ft
- Other 15.75 Ft x 4.67 Ft
- Furnace 10.67 Ft x 7.08 Ft

- Dining room 17.00 Ft x 12.00 Ft
- Other 12.08 Ft x 6.75 Ft
- Living room 17.00 Ft x 11.00 Ft
- Family room 18.50 Ft x 13.00 Ft
- Foyer 10.92 Ft x 8.25 Ft
- Office 14.25 Ft x 10.00 Ft

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Listing Presented By:



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Exercise room 14.42 Ft x 12.00 Ft

Other 17.42 Ft x 16.25 Ft

3pc Bathroom 7.83 Ft x 4.92 Ft

Kitchen 18.00 Ft x 13.00 Ft

2pc Bathroom 7.25 Ft x 5.17 Ft

Laundry room 11.33 Ft x 7.33 Ft

Other 12.50 Ft x 3.50 Ft