



2208 1 Street Calgary Alberta

\$874,800

Step into luxury, location and a plan perfect for today's modern family or professional. 4 bedrooms, 4.5 bathrooms, an upper bonus room, 2 en-suite baths and over 2,600 square feet of impressive developed space. The open design main floor presents a new front door, a large dining area, 10' ceilings, 8' doors with vinyl plank and tile running throughout. A central entertainment style kitchen boasts an oversized island, quartz counters, a gas stove, French door fridge, chimney hood fan, tiled backsplash, pantry closet, soft close mechanics with dove tail drawer inlay, pendant and pot lighting. Relax in your rear lifestyle room complete with a fireplace, in-ceiling speakers and access to the back 2-piece bath, family size mudroom with access to the fully fenced and landscaped yard with a concrete pad, BBQ gas line or to your heated and attached double garage. Open stair risers take you to the upper plan, which is developed over your attached garage and is massive with ultimate possibilities for all. Beginning with 9' ceilings and 8' doors a center bonus room, and 2 bedrooms each offering walk in closets, custom millwork and en-suite baths as well as a 3rd full bathroom and a 3rd side bedroom, a convenient upper laundry room with a plethora of storage, a wash basin and quartz counters. The front primary bedroom is home to a walk-in closet, heated en-suite floors, a stand-alone tub, his and her sinks, water closet, plenty of storage drawers and 10 mil glass enclosed steam shower. The rear bedroom also offers a walk-in closet and 4 piece tiled en-suite bath. The finished lower level has 9' ceilings with 8' doors and room for all the with a 4th bedroom, another full bath with a walk-in glass shower, a perfectly placed wet-bar, brilliant wine room, more storage, roughed in, in floor heating & a large media area. All this in a quiet location, with the plan, design, upgrades...

Bedroom 10.50 M x 11.67 M

3pc Bathroom 7.75 M x 8.33 M

Furnace 7.75 M x 7.00 M

Recreational, Games room 12.00 M x 13.92 M

Wine Cellar 8.00 M x 5.00 M

2pc Bathroom 4.83 M x 5.33 M

Other 5.92 M x 10.33 M

4pc Bathroom 4.92 M x 8.92 M

4pc Bathroom 6.08 M x 8.17 M

5pc Bathroom 8.92 M x 16.17 M

Bonus Room 12.42 M x 13.42 M

Laundry room 4.83 M x 8.75 M

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Listing Presented By:



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Dining room 9.92 M x 13.42 M

Kitchen 13.00 M x 15.25 M

Living room 12.17 M x 13.00 M

Bedroom 9.75 M x 11.83 M

Bedroom 9.92 M x 21.83 M

Primary Bedroom 9.92 M x 19.25 M