



## 2219 Kelwood Drive Calgary Alberta

\$1,350,000

One home is conditionally sold, but don't worry--there's still one left! Act fast before it's gone! Brand-New Custom Home in Glendale by Birchhill Homes | 4 Bedrooms + Butler's Pantry + Formal Dining Room Discover the pinnacle of modern living in this exquisite custom home, where luxury seamlessly blends with thoughtful design. Located in the prestigious community of Glendale, this 2,266 sq. ft. masterpiece by Birchhill Homes offers an unparalleled combination of elegance, functionality, and versatility. The heart of this home is a chef's haven, boasting top-of-the-line appliances, bespoke cabinetry, and an expansive central island that invites effortless entertaining. The spacious butler's pantry provides ample storage and ensures meal preparation remains smooth and organized. Whether hosting an intimate dinner or a lively gathering, the formal dining room elevates every occasion with timeless sophistication. The open-concept main floor is bathed in natural light, offering a harmonious flow between living areas. A dedicated home office or study space caters to your professional and personal needs, adapting perfectly to a modern lifestyle. Upstairs, retreat to a serene primary retreat featuring a walk-in closet and a spa-inspired ensuite complete with luxurious finishes. Three additional bedrooms provide generous space for family members or guests, ensuring comfort and privacy for everyone. For those seeking added value, this home offers the option to include a legal 2-bedroom basement suite. Whether used as a mortgage helper, guest accommodation, or private quarters for extended family, this additional space adds remarkable versatility. Nestled in one of Calgary's most sought-after neighborhoods, this home offers the ultimate family-friendly lifestyle. Enjoy being within walking distance of top-rated schools, including Glenmeadows School with Spanish immersion prog...

Bedroom 3.53 M x 3.05 M  
4pc Bathroom 2.23 M x 3.91 M  
Other 2.13 M x 3.58 M  
Furnace 2.06 M x 3.12 M  
Bedroom 3.53 M x 2.74 M  
Living room 3.66 M x 2.82 M

Dining room 2.59 M x 3.68 M  
2pc Bathroom 2.54 M x .91 M  
Living room 3.94 M x 4.27 M  
Kitchen 3.79 M x 4.27 M  
Other 2.29 M x 2.39 M  
Laundry room 2.41 M x 1.52 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Kitchen	2.74 M x 3.76 M	Bedroom	3.12 M x 3.20 M
Storage	1.22 M x 2.13 M	3pc Bathroom	2.41 M x 2.31 M
Other	3.23 M x 2.92 M	Primary Bedroom	4.06 M x 3.53 M
Other	2.72 M x 2.13 M		