



## 2507 19 Street Calgary Alberta

\$1,999,900

Relish in easy-living elegance in this 3+ 1 bedroom home custom-built by Insignia Homes & exquisitely designed by Paul Lavoie offering over 5100 sq ft of luxurious developed living space plus gorgeous city & downtown views from the main & second levels. The open & airy main level presents wide plank hardwood floors, lofty ceilings & is illuminated with recessed lights & stylish light fixtures, showcasing the living room with a floor to ceiling feature fireplace. Just a few steps away, is the dining area with ample space to host a family gathering or dinner party & kitchen that's tastefully finished with a huge island/eating bar, Caesarstone counter tops, wine fridge, plenty of storage space & top-end Miele appliance package. A spacious den/office is tucked away just off the foyer, ideal for those productive work from home days. Completing the main level is a mudroom & 2 piece powder room. The second level hosts a bonus room, 3 generous-sized bedrooms & laundry room with sink & storage. The primary bedroom retreat with access to a private balcony with sweeping city & downtown views also boasts a posh walk-in closet & opulent 6 piece ensuite with dual sinks, heated floor, relaxing freestanding soaker tub & rejuvenating steam shower. Bedrooms 2 & 3 share a Jack & Jill 4 piece bath & wrap around balcony. Basement development unveils polished heated concrete floors throughout plus a family/media room with wet bar and beer fridge - perfect for game or movie night, fourth bedroom with direct access to a 3 piece bath, exercise room, storage & convenient second mudroom with access to the double attached heated garage. Other notable features include central air conditioning, built-in speakers, business grade wi-fi network throughout & security system. Outside, enjoy the spacious front patio with natural gas fireplace plus the private back yard with sunken patio & another coz...

Family room 33.00 Ft x 16.83 Ft

Exercise room 13.50 Ft x 11.75 Ft

Furnace 6.92 Ft x 9.92 Ft

Other 11.08 Ft x 9.92 Ft

Storage 8.17 Ft x 5.75 Ft

Bedroom 15.33 Ft x 15.83 Ft

Foyer 12.67 Ft x 6.83 Ft

Office 8.67 Ft x 22.58 Ft

Other 7.92 Ft x 13.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Bonus Room 14.67 Ft x 12.00 Ft

Laundry room 9.50 Ft x 6.00 Ft

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Listing Presented By:



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3pc Bathroom .00 Ft x .00 Ft

Kitchen 14.67 Ft x 21.75 Ft

Dining room 18.00 Ft x 10.75 Ft

Living room 17.00 Ft x 19.00 Ft

Primary Bedroom 19.17 Ft x 12.58 Ft

Bedroom 14.67 Ft x 13.83 Ft

Bedroom 14.67 Ft x 14.50 Ft