



## 254 22 Avenue Calgary Alberta

\$1,200,000

MAIN FLOOR HOME OFFICE | BUTLER'S PANTRY | VAULTED PRIMARY SUITE w/ WET BAR | WINE CELLAR | DEDICATED HOME GYM | EXTENSIVE CUSTOM BUILT-INS | Luxurious 3-STOREY MODERN INFILL coming soon to TUXEDO PARK! Ideally situated, you're within a couple of blocks from Lina's Italian Market, Unimarket, Starbucks, Munro Park, & minutes to the Winston Heights Mountainview Community Assoc., the Winston Heights Off Leash Area, Fox Hollow Golf Course, & trendy Edmonton Trail! Commuting is incredibly convenient, w/ direct access to 16th Ave, Edmonton Trail, & Deerfoot Trail...you can get downtown in only 8-min or the airport in 16! This executive infill from ACE HOMES has a thoughtful floorplan w/ luxury upgrades, including wide plank-engineered hardwood flooring on all upper levels, painted ceilings, upgraded S/S appliances, an upgraded designer lighting package, & elegant custom detailing throughout. The foyer enjoys a custom built-in closet & bench, while the front dining room enjoys ample natural light & SOUTH views of the high-end concrete front patio w/ a stylish wine display built-in. The impressive kitchen features sophisticated finishes & top-of-the-line upgrades, including custom ceiling-height cabinetry, a full-height backsplash, lovely quartz countertops, & an oversized island ideal for daily life & entertaining w/ flush bar seating. The upgraded S/S appliance package includes a gas cooktop w/ a custom hood fan, a built-in wall oven & microwave, a dishwasher, & an oversized side-by-side refrigerator & freezer. The butler's pantry has a prep sink, upper cabinetry, quartz counter, plus a walk-in pantry w/ built-in shelving. The living area centres on an inset gas fireplace w/ modern tile surround & custom millwork. Bi-parting patio doors provide direct access to the back deck & fully fenced yard, while a mudroom w/ bench & hooks are great for keeping organized when enteri...

Primary Bedroom 15.00 Ft x 13.00 Ft

Other 10.42 Ft x 10.00 Ft

Bedroom 12.67 Ft x 12.00 Ft

Bedroom 12.50 Ft x 11.25 Ft

Laundry room 8.00 Ft x 5.42 Ft

5pc Bathroom Measurements not available

Wine Cellar 5.67 Ft x 3.00 Ft

Recreational, Games room 25.25 Ft x 15.83 Ft

3pc Bathroom Measurements not available

Living room 16.17 Ft x 14.00 Ft

Kitchen 15.00 Ft x 10.67 Ft

Pantry 6.83 Ft x 6.17 Ft

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

Listing Presented By:



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4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 11.50 Ft x 10.83 Ft

Exercise room 12.00 Ft x 10.00 Ft

Dining room 13.50 Ft x 13.00 Ft

Office 10.50 Ft x 5.75 Ft

2pc Bathroom Measurements not available