



2603 30 Street Calgary Alberta

\$1,097,500

Timeless elegance meets modern farmhouse charm in this beautifully elevated home. Step into a warm and inviting foyer that sets the tone for the thoughtfully designed interior. The spacious dining room features custom lighting and window treatments. The open-concept great room offers a chef-inspired kitchen with a large island, a five-burner gas cooktop, a wall oven, a built-in microwave, and abundant counter and storage space. The sunlit family room is perfect for gatherings, with west-facing patio doors that lead to an oversized deck and expansive backyard. An appealing and practical mudroom with built-in bench seating and a convenient two-piece powder room complete the main level. Upstairs, you'll locate three generous bedrooms and a well-appointed laundry room with a sink and built-in storage. The primary bedroom is a true retreat, featuring a custom walk-in closet with thoughtful extras and a sliding barn door leading to a luxurious 6-piece ensuite with heated floors, a steam shower, dual sinks, and a soaker tub. The family bathroom offers dual sinks and a separate bath/shower area, ideal for busy mornings. The fully finished lower level is designed for entertaining with a spacious recreation and games room, custom built-in TV unit, wet bar with bar fridge, and a large bedroom with a walk-in closet and a stylish full bathroom with a custom shower. This home has premium upgrades, including a new boiler system for efficient in-floor heating. Ideally located just steps from the community aquatic and recreation centre, playgrounds, schools, restaurants, shopping, and transit, with quick access to Shaganappi Golf Course and downtown. A perfect blend of warmth, sophistication, and everyday functionality, this home is truly the one you've been waiting for. (id:6769)

Primary Bedroom 13.08 Ft x 12.92 Ft

Other 11.42 Ft x 7.92 Ft

6pc Bathroom 15.25 Ft x 8.42 Ft

Bedroom 11.58 Ft x 10.33 Ft

Bedroom 10.33 Ft x 9.92 Ft

5pc Bathroom 10.00 Ft x 5.83 Ft

Laundry room 5.67 Ft x 5.58 Ft

Other 6.17 Ft x 4.58 Ft

3pc Bathroom 8.42 Ft x 4.83 Ft

Foyer 6.67 Ft x 6.50 Ft

Dining room 13.33 Ft x 9.92 Ft

Kitchen 18.58 Ft x 12.92 Ft

Family room 15.58 Ft x 13.42 Ft

2pc Bathroom 6.08 Ft x 4.92 Ft

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Listing Presented By:



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Recreational, Games room 28.33 Ft x 19.00 Ft Other 10.50 Ft x 4.83 Ft

Bedroom 12.42 Ft x 9.33 Ft