



## 2614 21 Street Calgary Alberta

\$1,499,900

**\*\*Open House: Sunday, August 10 from 2:30 to 4:00 PM\*\*** This stunning three-story detached home offers nearly 3,500 sq ft of beautifully finished living space in the heart of Richmond. Every detail reflects thoughtful design, quality craftsmanship + numerous luxury upgrades throughout. Soaring 9-foot ceilings on all levels + large windows fill the home with natural light + hardwood floors throughout. The main floor is ideal for both entertaining + everyday life. The spacious dining room is at the front of the house with lovely street views; Chefs kitchen is efficiently designed, galley style with huge island, upgraded KitchenAid appliances, Caesarstone + quartz counters, walnut cabinetry, under-cabinet lighting, floating shelves, a built-in wine wall + a movable custom island table. Comfy family room with ribbon gas fireplace overlooks backyard. Patio doors lead into the sunny, south-facing backyard—fully finished in maintenance-free concrete with gas hookups for a BBQ + fire table, outdoor speakers + a double detached garage complete with slat wall + ceiling storage. A floating oak staircase leads to the second level, which includes two generous bedrooms, a mezzanine office, a five-piece bathroom with heated floors + a full laundry room. The top-floor primary, is a private retreat, offering a massive walk-in closet with custom shoe racks + storage, a spa-inspired five-piece ensuite with a standalone tub, floor-to-ceiling tiled shower with LED lighting + heated floors. From here, access your large private rooftop patio. The fully finished basement offers a cozy living area with wet bar, an additional bedroom, three-piece bathroom, second laundry set + storage. Additional features include: Smart home system with built-in speakers + full sound/security wiring, four wine coolers, two furnaces, each with humidifiers, dual A/C units for climate control, oversized...

5pc Bathroom 10.00 Ft x 8.83 Ft

Bedroom 12.08 Ft x 15.08 Ft

Bedroom 13.58 Ft x 12.75 Ft

Laundry room 8.33 Ft x 8.33 Ft

Office 11.92 Ft x 7.42 Ft

Other 5.50 Ft x 12.75 Ft

3pc Bathroom 7.33 Ft x 10.50 Ft

Bedroom 12.42 Ft x 17.17 Ft

Recreational, Games room 16.92 Ft x 16.17 Ft

Furnace 7.58 Ft x 11.58 Ft

2pc Bathroom 5.33 Ft x 5.92 Ft

Dining room 12.00 Ft x 17.00 Ft

a

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

<http://www.rooneycroninvalentine.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

5pc Bathroom 10.75 Ft x 19.08 Ft

Primary Bedroom 12.67 Ft x 20.67 Ft

Other 7.00 Ft x 19.08 Ft

Kitchen 8.50 Ft x 25.08 Ft

Living room 11.92 Ft x 14.58 Ft

Other 5.50 Ft x 13.50 Ft