



2767 77 Street Calgary Alberta

\$2,299,999

Balanced with natural light, this beautifully crafted family home captures breathtaking west facing views of the Rocky Mountains, embraced by a serene, tree lined backdrop. A timeless custom maple front door sets a warm and refined first impression, complemented by natural stone exterior detailing. Thoughtfully designed with functional custom built ins throughout, this home effortlessly blends elegance with everyday livability. Upon entry, the vaulted sitting room immediately captures attention. Large windows frame the surrounding views while a sleek floor to ceiling fireplace adds contemporary elegance and architectural presence. Designed for both comfort and connection, a private office sits just off the foyer with French doors and coffered ceilings continuing into the formal dining room, seamlessly united by a double sided fireplace. The kitchen is outfitted with Sub Zero, Wolf, and Miele appliances flowing into a vibrant breakfast nook that opens onto a west facing deck. Perfect for alfresco dining, this outdoor extension of the kitchen overlooks a private, treed backyard, covered by a pergola with a staircase offering access to the outdoor space below. A generous walk through pantry connects to a fully equipped mudroom with custom built ins and access to the triple garage and powder room perfectly positioned. A grand curved wood staircase leads to the upper level where four spacious bedrooms await. The primary suite features its own private terrace, dual built in closets, and an ample ensuite with dual sinks and a dedicated vanity area. A large and inviting bedroom space above the garage features its own fireplace, perfect for a teen or guest suite. Two additional bedrooms are connected by a 5 piece shared bathroom with dual sinks, offering a private setup for siblings or guests. A functional laundry room ties the top level together with it's built in cabinetry, ...

4pc Bathroom 14.92 Ft x 9.25 Ft
5pc Bathroom 13.00 Ft x 9.67 Ft
Primary Bedroom 15.00 Ft x 18.67 Ft
Bedroom 13.08 Ft x 15.50 Ft
Bedroom 16.50 Ft x 19.25 Ft
Laundry room 7.58 Ft x 12.33 Ft

Other 9.92 Ft x 5.42 Ft
Recreational, Games room 20.92 Ft x 32.67 Ft
2pc Bathroom 6.67 Ft x 5.50 Ft
Breakfast 17.58 Ft x 10.08 Ft
Dining room 16.08 Ft x 16.00 Ft
Foyer 8.33 Ft x 8.17 Ft

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Listing Presented By:



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Bonus Room 15.00 Ft x 32.42 Ft
3pc Bathroom 11.17 Ft x 9.25 Ft
Bedroom 12.17 Ft x 13.00 Ft
Exercise room 18.33 Ft x 11.50 Ft

Kitchen 19.17 Ft x 15.42 Ft
Living room 20.92 Ft x 23.75 Ft
Other 6.50 Ft x 9.50 Ft