



## 2815 Canmore Road Calgary Alberta

\$1,699,900

Overlooking pristine Confederation Park, this sleek, modern 3+1 bedroom home with sunny southwest back yard offers over 3700 sq ft of developed living space! The main level presents maple hardwood & granite flooring & lofty ceilings, showcasing the living room that's drenched in natural light from a large skylight & spacious formal dining room with access to the back deck & ample space to host family & friends. The kitchen is tastefully finished with maple cabinets, new quartz counter top, backsplash & stainless steel sink, island, large pantry & stainless steel appliances, including a new stove. A private den/office is tucked away just off the foyer - perfect for a home office setup. Completing the main level is a 2 piece powder room. The second level hosts 3 very spacious bedrooms & a 4 piece main bath. The primary retreat boasts a walk-in closet & private 4 piece ensuite with relaxing jetted tub & separate shower. Basement development with rough-in for in-floor heat features a massive family/media room with home theatre system, huge fourth bedroom with 3 piece ensuite & laundry room with plenty of storage space. Other notable features include central A/C & natural linoleum flooring in 2 upper level baths & basement stairs. Outside, enjoy the beautifully landscaped front garden & sunny southwest back yard with large deck that comes complete with natural gas fire table & a gorgeous Endless Pools dual temperature Fastlane Pro swim spa with Endless Pools Fastlane Swim Current that can be used year-round. Parking is a breeze with a double detached oversize garage & large gravel secondary parking area that provides the option to extend the garage or enlarge the yard. The prime location can't be beat, across from Confederation Park that can be enjoyed through all seasons & offers biking/walking paths, golf course, tennis courts, splash park, pump track, natural playgro...

Family room 19.42 Ft x 30.83 Ft  
Laundry room 12.50 Ft x 10.67 Ft  
Furnace 6.67 Ft x 8.92 Ft  
Bedroom 19.83 Ft x 10.42 Ft  
3pc Bathroom .00 Ft x .00 Ft  
Kitchen 20.50 Ft x 11.00 Ft

Foyer 9.67 Ft x 8.42 Ft  
Office 10.50 Ft x 8.17 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 14.67 Ft x 12.92 Ft  
Bedroom 15.17 Ft x 12.17 Ft  
Bedroom 20.00 Ft x 11.42 Ft

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Listing Presented By:



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Dining room 20.00 Ft x 11.50 Ft  
Pantry 9.58 Ft x 5.33 Ft  
Living room 20.00 Ft x 20.00 Ft

Other 5.42 Ft x 10.00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft