



## 2911 4 Avenue Calgary Alberta

\$1,149,900

Sophisticated Living in a Premier New Build This exquisite new residence sets a benchmark for luxury and craftsmanship, showcasing premium finishes and exceptional attention to detail throughout. From the moment you enter the grand foyer, the soaring 10-foot ceilings on the main floor create a sense of spacious elegance. Designed for both entertaining and everyday living, the expansive dining area flows effortlessly into a chef-inspired kitchen. At the heart of this space is a striking 13-foot, two-tier waterfall island topped with quartz, complemented by full-height white cabinetry, a quartz backsplash, and high-end gourmet appliances. Culinary enthusiasts will appreciate the built-in Jennair refrigerator, sleek Bosch gas range, built-in microwave, and stylish black Moen fixtures. Thoughtful additions include a Kohler sink, reverse osmosis water system, under-cabinet lighting, rough-in for toe-kick central vacuum, and a garburator. The living room is equally impressive, anchored by a custom-built Napoleon gas fireplace with seamless one-piece tile cladding. An 8-foot, 4-panel sliding glass door extends the living space to the sun-drenched SOUTH-facing backyard, blending indoor comfort with outdoor enjoyment. A chic powder room on the main level features a statement designer sink and gold faucet, adding a touch of glamour. Upstairs, 10-foot ceilings and engineered hardwood floors elevate the ambiance. The primary suite is a true retreat, complete with a spa-inspired ensuite offering a rain shower with body jets, a freestanding tub, in-floor heating, and a smart toilet. Two additional large bedrooms—one with a walk-in closet—and a spacious laundry room with built-in sink complete the upper level. The fully finished basement boasts 9-foot ceilings and is prepped for hydronic in-floor heating. It includes a fourth bedroom, a sleek glass-enclosed flex room ideal for...

4pc Bathroom 8.42 Ft x 8.08 Ft

5pc Bathroom 10.50 Ft x 13.33 Ft

Bedroom 9.25 Ft x 12.17 Ft

Bedroom 8.33 Ft x 16.33 Ft

Laundry room 5.17 Ft x 8.25 Ft

Primary Bedroom 12.17 Ft x 17.50 Ft

Bedroom 12.33 Ft x 12.42 Ft

Office 8.00 Ft x 12.25 Ft

Recreational, Games room 14.75 Ft x 17.92 Ft

Furnace 7.92 Ft x 8.08 Ft

2pc Bathroom 5.67 Ft x 5.00 Ft

Dining room 10.08 Ft x 16.25 Ft

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Listing Presented By:



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3pc Bathroom 7.92 Ft x 5.00 Ft

Kitchen 14.25 Ft x 18.08 Ft

Other 8.25 Ft x 3.25 Ft

Living room 15.42 Ft x 15.17 Ft