



## 3108 14 Avenue Calgary Alberta

\$1,199,000

Nestled in the heart of SHAGANAPPI, this brand new 5-BED, SEMI-DETACHED home w 2-BED SUITE (pending final city inspection) seamlessly blends modern sophistication w/ functional living. As you step through the arched stone entryway, you're greeted by an inviting foyer w/ a walk-in closet, perfect for keeping items neatly organized. W/ soaring ceilings and an abundance of natural light pouring in through large windows, the space feels both warm and grand. The wide-plank hardwood flooring leads you into the open-concept main floor, designed for everyday living and entertaining. The living area is centred on a stylish GAS FIREPLACE w/ built-ins on either side, which adds warmth and ambiance, creating a natural focal point for the space. The beautifully designed kitchen sits at the back of the home and is a chef's dream. High-end S/S appliances, a gas cooktop, built-in oven and microwave, and an oversized island w/ quartz countertop make meal prep a breeze. A walk-in pantry w/ custom shelving provides plenty of storage for dry goods and small appliances. Bi-parting patio doors open onto the back deck, blending indoor and outdoor living. The dining area offers plenty of room for hosting, whether a lively dinner party or a quiet meal w/ family, complete w/ a beautiful built-in buffet! A pocket office w/ a built-in desk provides a dedicated workspace, while a stylish powder room and mudroom complete this level. Upstairs, the primary bedroom is a true retreat, featuring vaulted ceilings and large windows. The spa-inspired ensuite boasts a freestanding soaker tub, a massive glass-enclosed shower, dual vanities w/ makeup desk, and a spacious walk-in closet. Two additional generously sized bedrooms, each w/ tray ceilings, share a beautifully appointed Jack and Jill bathroom. A sliding door separates the vanity area from the bath/shower, ensuring privacy and functionality. The ...

Primary Bedroom 14.33 Ft x 14.00 Ft

Other 10.17 Ft x 6.25 Ft

Bedroom 11.00 Ft x 10.17 Ft

Bedroom 12.00 Ft x 10.00 Ft

Laundry room 10.17 Ft x 6.08 Ft

4pc Bathroom Measurements not available

Living room 17.50 Ft x 13.67 Ft

Office 9.92 Ft x 8.75 Ft

Laundry room 3.58 Ft x 3.00 Ft

4pc Bathroom Measurements not available

Living room 14.42 Ft x 13.92 Ft

Kitchen 17.00 Ft x 14.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**5pc Bathroom** Measurements not available

**Bedroom** 12.17 Ft x 9.92 Ft

**Bedroom** 10.75 Ft x 10.25 Ft

**Kitchen** 11.00 Ft x 8.75 Ft

**Office** 8.50 Ft x 5.00 Ft

**Dining room** 13.08 Ft x 9.08 Ft

**2pc Bathroom** Measurements not available