



3108 14 Avenue Calgary Alberta

\$1,175,000

Tucked into the heart of SHAGANAPPI, this brand new 5-BED, SEMI-DETACHED home w/ LEGAL 2-BED SUITE (City approved) blends modern luxury with everyday comfort. Step through the arched entry to a welcoming foyer w/ walk-in coat closet, plus a stylish front OFFICE framed by glass doors, built-in desk & cabinetry--ideal for work-from-home. Wide-plank hardwood flows into the open-concept main floor, designed for living and entertaining. The living room centers on a sleek gas fireplace wall w/ designer tile surround and custom built-ins w/ inset lighting. At the back, the chef's kitchen steals the show, anchored by a dedicated dining area w/ designer lighting, glass-front built-ins & in-cabinet lighting. High-end S/S appliances--gas range, custom hood fan, and DOUBLE WIDE FULL FRIDGE/FULL FREEZER, microwave & dishwasher--shine against an oversized quartz island built for gathering and stunning quartz backsplash with pot filler. A WALK-IN PANTRY w/ custom shelving adds smart storage. Bi-parting doors open to a large patio, extending the space outdoors. A chic powder room and mudroom w/ custom finishes complete this level. Upstairs, the primary suite feels like a retreat, w/ vaulted ceilings and oversized windows. The spa-inspired ensuite has it all: freestanding soaker tub, huge glass shower w/built in bench & rough in for steam, dual vanities w/ makeup desk, plus a dreamy walk-in closet. Two more bedrooms--each w/ TRAY CEILINGS with built-in lighting--share a stylish Jack & Jill bath w/ separated vanity & bath areas. The loft/study offers open shelving and flexible space for reading, working, or relaxing. A well-planned laundry room finishes this floor. The fully finished EXTENDED BASEMENT adds almost 1100sqft of additional living space. The legal 2-bed suite features quartz counters, S/S appliances, custom cabinets, private laundry, and its own side entrance w/ built-in...

Primary Bedroom 14.00 Ft x 14.00 Ft

Other 10.17 Ft x 6.25 Ft

Bedroom 10.50 Ft x 9.92 Ft

Bedroom 10.50 Ft x 10.25 Ft

Laundry room 10.17 Ft x 5.92 Ft

4pc Bathroom 9.25 Ft x 4.92 Ft

Kitchen 10.50 Ft x 8.42 Ft

Recreational, Games room 17.75 Ft x 13.67 Ft

Bedroom 13.33 Ft x 8.75 Ft

Furnace 10.50 Ft x 8.42 Ft

4pc Bathroom 10.17 Ft x 4.92 Ft

2pc Bathroom 6.17 Ft x 5.08 Ft

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5pc Bathroom 15.67 Ft x 9.58 Ft
Bedroom 11.25 Ft x 10.17 Ft
Bedroom 12.25 Ft x 9.92 Ft
Laundry room 3.58 Ft x 2.92 Ft

Dining room 12.92 Ft x 9.00 Ft
Kitchen 15.00 Ft x 14.42 Ft
Living room 13.50 Ft x 13.08 Ft