



3118 14 Avenue Calgary Alberta

\$1,119,900

Pride of ownership is evident throughout this meticulously maintained, modern infill, located in one of Calgary's most desirable inner-city communities. The thoughtfully designed floor plan sets this home apart, with the living room situated at the front of the house and a spacious dining area off the kitchen. A dedicated home office, half bath and a full mudroom with built-in seating and storage complete the main floor layout. The main floor impresses with wide plank hardwood and 10 ft Level 5 painted ceilings and an expansive gas fireplace. The open-concept kitchen features a 10 ft island with thick quartz countertops, a waterfall edge and wood detailing. The high end KitchenAid appliance package includes a massive fridge/freezer, built-in oven and microwave, 5-burner gas cooktop, and dishwasher. Custom soft close cabinetry extends to the ceiling, offering abundant storage solutions. Throughout the home you'll find designer touches including a glass wall and glass stair railings on all three levels. Solid core 8 ft interior doors on the main and upper level add a sense of quiet luxury and improved soundproofing. A built-in Vacuflo system with a kitchen kick pan adds everyday convenience. The upper level offers three generously sized bedrooms, a convenient laundry room, and a bright bonus room at the front of the home. The luxurious primary suite includes a spacious walk-in closet and a spa-inspired ensuite featuring a soaker tub and an oversized shower with rain head. The fully finished basement features a glass-enclosed home gym with cork flooring, wine room, a wet bar with wine fridge, a home theatre space, a guest bedroom, and a full bathroom with heated floors. Enjoy outdoor living in the spacious backyard, featuring a large patio perfect for entertaining. A gas bbq hookup makes outdoor cooking a breeze while the low maintenance yard offers just the right am...

Family room 21.42 Ft x 15.33 Ft

Exercise room 10.83 Ft x 10.08 Ft

Bedroom 12.25 Ft x 9.92 Ft

3pc Bathroom 9.50 Ft x 4.92 Ft

Furnace 12.50 Ft x 5.92 Ft

Kitchen 16.75 Ft x 14.25 Ft

Other 4.75 Ft x 9.25 Ft

2pc Bathroom 4.92 Ft x 5.75 Ft

Primary Bedroom 13.00 Ft x 11.33 Ft

5pc Bathroom 11.33 Ft x 10.17 Ft

Other 6.00 Ft x 191.75 Ft

Bonus Room 9.92 Ft x 19.75 Ft

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Listing Presented By:



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Living room 17.92 Ft x 15.92 Ft
Dining room 12.17 Ft x 6.17 Ft
Office 11.00 Ft x 9.83 Ft

Bedroom 9.92 Ft x 10.58 Ft
Bedroom 10.00 Ft x 10.67 Ft
4pc Bathroom 9.00 Ft x 4.92 Ft