



3417 2 Street Calgary Alberta

\$1,025,000

This brand-new, move-in ready infill effortlessly combines modern sophistication with practical design, showcasing premium finishes and a thoughtfully curated layout. From the moment you walk through the door, you're welcomed by 10-foot ceilings, expansive windows, and an open-concept floor plan that maximizes space and natural light. The inviting foyer features a stylish entryway and custom storage, offering both function and charm. A sunlit dining area sets the stage for everything from casual meals to elegant dinner parties. The gourmet kitchen is a masterpiece of design, featuring floor-to-ceiling custom cabinetry, quartz countertops, and top-of-the-line stainless steel appliances. A statement waterfall island becomes a central hub for meal prep, morning coffee, or evening drinks. Thoughtful extras like a beverage fridge, coffee station, and floating wood shelves with integrated LED lighting elevate the space even further. Tucked just off the kitchen, a private home office provides a quiet space to work. At the heart of the home, the living room features a striking tiled fireplace and oversized sliding glass doors leading to the backyard, creating a seamless indoor-outdoor connection. A well-appointed mudroom with built-in storage keeps daily essentials organized, while a stylish powder room with a quartz vanity and designer sink adds a touch of elegance to the main level. Upstairs, the primary suite is a showstopper, boasting soaring ceilings, custom detailing, and an expansive walk-in closet. The spa-like ensuite bathroom is designed for ultimate relaxation, featuring a long double vanity with LED accent lighting, a backlit mirror, and an oversized glass shower. Two additional bedrooms offer cozy, private retreats and share a beautifully finished four-piece bathroom. A separate laundry room with additional storage adds everyday convenience. The fully finished ba...

Bedroom 13.42 M x 10.08 M

Bedroom 10.08 M x 11.58 M

4pc Bathroom 4.92 M x 9.67 M

Family room 9.67 M x 16.08 M

Primary Bedroom 17.42 M x 13.17 M

5pc Bathroom 17.00 M x 9.25 M

Bedroom 11.00 M x 11.42 M

4pc Bathroom 11.00 M x 4.92 M

Recreational, Games room 23.67 M x 15.17 M

Bedroom 10.42 M x 13.00 M

Living room 16.17 M x 14.33 M

Kitchen 17.33 M x 15.92 M

Dining room 10.00 M x 14.25 M

2pc Bathroom 5.08 M x 5.50 M

Listing Presented By:



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