



4312 Britannia Drive Calgary Alberta

\$2,399,000

Beautifully nestled in one of Calgary's most prestigious neighbourhoods, this exceptional property is situated on the city's most affluent street. This well-maintained home boasts a generous 75'x125' NW facing lot and a meticulously landscaped Southeast rear yard. This is a true mid-century home and boasts a unique and absolute charming front door and original chime doorbell. Showcasing over 3,000 sq ft on both levels, you'll fall in love with the character this home presents with its cozy brick surround wood burning fireplace, large picture windows, and sleek kitchen with Anigre high-gloss cabinets, pull out pantry features, raised breakfast bar, panelled Subzero refrigerator with two freezer drawers, Miele dishwasher, and Thermidor gas cooktop and built-in oven. The main floor offers a full bath and two bedrooms, including the master with a custom built-in wardrobe and 6pc ensuite with jetted tub, and Terrazzo wrapped tiles. As you descend the central staircase you are presented with a full bathroom, third bedroom, bright laundry room with sink, and a spacious den with built-in shelving. An expansive rec room showcases concrete floors, a faux brick surround fireplace, and wet bar. The Southeast exposed back yard is a gardeners delight with its rolling green, mature trees, and lush gardens. Located within walking distance to Britannia Plaza, the Calgary Gold & Country Club, the River pathway system, and is price at an exceptional value. (id:6769)

Laundry room 11.00 Ft x 7.50 Ft

Recreational, Games room 27.67 Ft x 15.00 Ft

Bedroom 11.50 Ft x 10.00 Ft

3pc Bathroom Measurements not available

Den 12.50 Ft x 11.00 Ft

Kitchen 18.00 Ft x 12.00 Ft

Dining room 13.00 Ft x 13.00 Ft

Living room 24.00 Ft x 15.00 Ft

Primary Bedroom 22.00 Ft x 13.00 Ft

Bedroom 12.00 Ft x 10.50 Ft

4pc Bathroom Measurements not available

6pc Bathroom Measurements not available

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