



4705 21A Street Calgary Alberta

\$1,399,900

Luxurious 3-STOREY MODERN INFILL now MOVE-IN READY! Situated on a quiet section of the street, steps away from a green space & minutes to the Flames Community Arenas & Playground, My Favourite Ice Cream Shop, & trendy Marda Loop. This executive, 3-storey detached infill has over 3500 sq ft of living space, a fully developed lower level, 4 large bedrooms, a main floor BUTLER'S PANTRY, & an entire extra floor dedicated to a loft retreat w/ DUAL BALCONIES! Luxury upgrades include wide plank-engineered hardwood flooring on all upper levels, painted ceilings, & elegant custom detailing throughout. The main floor is designed w/ style & function in mind, w/ modern details & a bright open-concept floorplan. The foyer enjoys a custom built-in closet, while the front dining room enjoys ample natural light & conveniently opens through the butler's pantry to the chef's kitchen. Centrally located, the impressive kitchen features sophisticated finishes & top-of-the-line upgrades, including custom-painted flat-panel cabinetry, a full-height quartz backsplash w/ pot filler, & an oversized island ideal for daily life & entertaining w/ flush bar seating & a beverage fridge. The upgraded stainless-steel appliance package includes a gas cooktop w/ a custom hood fan, a built-in wall oven & microwave, a dishwasher, & an oversized side-by-side refrigerator & freezer. The living area centres on an inset gas fireplace w/ modern large profile tile & custom millwork. Sliding glass doors provide direct access to the WEST-facing back deck & fully fenced yard, while a large mudroom is great for keeping shoes & jackets organized when entering the home from the double detached garage. A wood-wrapped staircase & full GLASS WALL leads the way to the second level, which features painted ceilings, engineered hardwood flooring, three bedrooms, & a tiled laundry room. The front of the home is dedicat...

Bedroom 16.58 Ft x 13.42 Ft

Recreational, Games room 19.75 Ft x 16.58 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room/Dining room 13.42 Ft x 12.42 Ft

Kitchen 20.58 Ft x 9.17 Ft

Dining room 11.92 Ft x 9.75 Ft

Bedroom 12.08 Ft x 10.92 Ft

Laundry room 9.00 Ft x 6.08 Ft

Bonus Room 23.83 Ft x 17.92 Ft

5pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

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2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 12.92 Ft x 12.42 Ft

Bedroom 12.92 Ft x 11.83 Ft

Other 16.58 Ft x 7.17 Ft

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