



514 19 Street Calgary Alberta

\$995,800

Form. Function. Flow. Welcome home to 514 19th Street NW. This 2 storey semi detached custom home features 4 bedrooms, 3.5 bathrooms, and single attached garage. This home's design and lay-out is ideal for couples or young families. With each space flowing seamlessly into the next, and function at its helm, 514 is truly a peaceful haven. As you enter the home, your eyes are naturally drawn to the rear glass sliding patio doors, which extend the living space into the backyard during the warmer months. Built-in Fisher & Paykel appliances, and thoughtful cabinetry, all add to the everyday ease of being in the gourmet kitchen. The stunning quartzite waterfall island is a natural hub where family and friends will gather, keeping the host central to the party. The herringbone engineered hardwood floors direct you to the living room, where you can relax by the gas fireplace and cozy up with a book (or two). With spring coming into full bloom, lounge in your backyard and enjoy the warmth of the fire at the poured in place, custom concrete gas firetable. This home is drenched in sunlight throughout the day, with the primary bedroom awakened by the sunrise in the east, and the front of the home warmed by the sunset in the west. As you ascend to the upper level, the stairwell is brightened by 1 of 3 skylights. A flex space currently utilized as a playroom greets you at the top of the stairs, and can easily be transformed into an office, library, or upper family room. Two well sized bedrooms and a four piece bathroom, where the 2nd skylight is located, complete the west end of the second floor. Moving to the rear of this level, you will find the sanctuary of the primary bedroom. Upon entering, the room is flooded with natural light through the large bright windows. The vaulted ceilings provide a sense of spaciousness, while the fireplace adds warmth and intimacy. Subtly tucked...

4pc Bathroom 4.92 Ft x 9.17 Ft

4pc Bathroom 8.42 Ft x 12.75 Ft

Bedroom 10.33 Ft x 13.92 Ft

Bedroom 8.92 Ft x 12.25 Ft

Bonus Room 5.50 Ft x 8.42 Ft

Primary Bedroom 12.17 Ft x 19.08 Ft

Bedroom 9.92 Ft x 9.92 Ft

Recreational, Games room 11.50 Ft x 18.92 Ft

Furnace 15.67 Ft x 15.83 Ft

2pc Bathroom 5.00 Ft x 4.83 Ft

Dining room 12.42 Ft x 6.42 Ft

Kitchen 12.42 Ft x 19.25 Ft

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Listing Presented By:



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Charles

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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

4pc Bathroom 5.00 Ft x 9.92 Ft

Living room 16.17 Ft x 11.58 Ft

Other 3.58 Ft x 7.92 Ft