



517 28 Avenue Calgary Alberta

\$2,300,000

This remarkable residence embodies the pinnacle of luxury living and smart home technology, meticulously crafted by the renowned design firm Mercedes and Singh. This iconic home invites you to explore the epitome of urban elegance and is Calgary's freshest, luxurious inner-city sanctuary & is ready to be yours Summer 2024. This picturesque home welcomes you with a striking entryway, unveiling the floor above. The main floor offers a versatile office/flex room for your convenience, a tasteful powder room, a practical mudroom, & a living room adorned with a bespoke feature wall & a cozy gas fireplace. The interior seamlessly connects with the outdoors through expansive, sunlit windows & glass doors that beckon you to the private rear deck & yard. For the culinary enthusiast, the chef-inspired kitchen is nothing short of a dream. Adorned with custom cabinetry, a generous island graced with quartz countertops & an ingeniously designed walkthrough butler's pantry that effortlessly leads to the formal dining area, adding an extra layer of convenience to your lifestyle. A barrier free elevator also makes accessing all levels easy and hassle free. Ascend to the second level of this magnificent home via the custom staircase, & the charm continues to unfold, catering to families at every stage of life. Impeccably designed, this level boasts four bedrooms, including not one but two primary bedrooms, each graced with its own spacious walk-in closet & luxurious ensuite bathroom. The southern bedroom also features it's own private balcony overlooking the rear yard. The two additional bedrooms are thoughtfully appointed & conveniently share access to another full bathroom. But that's not all; practicality meets luxury with elevator access & a dedicated second-level laundry room, ensuring every need is met effortlessly. Descend to the lower level, where you'll discover a full lega...

Furnace 11.17 Ft x 11.00 Ft

Bedroom 16.00 Ft x 12.33 Ft

Bedroom 15.25 Ft x 13.50 Ft

4pc Bathroom .00 Ft x .00 Ft

Other 21.58 Ft x 19.58 Ft

Laundry room 6.25 Ft x 4.92 Ft

Other 14.00 Ft x 9.25 Ft

Other 8.42 Ft x 6.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 8.58 Ft x 5.75 Ft

Other 11.08 Ft x 4.00 Ft

Primary Bedroom 18.33 Ft x 10.17 Ft

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|-------------|---------------------|---------|---------------------|
| Kitchen | 20.08 Ft x 15.00 Ft | Bedroom | 15.83 Ft x 10.83 Ft |
| Dining room | 16.08 Ft x 11.17 Ft | Bedroom | 10.92 Ft x 9.67 Ft |
| Living room | 22.67 Ft x 16.67 Ft | Bedroom | 11.17 Ft x 9.67 Ft |
| Office | 11.00 Ft x 8.33 Ft | | |