



## 518 33 Avenue Calgary Alberta

\$3,999,900

This LUXURIOUS INNER-CITY DREAM HOME by CNJ DEVELOPMENTS is slated for completion in October 2025. Ideally situated on a QUIET CUL-DE-SAC BACKING ONTO A GREEN SPACE mere STEPS TO THE ELBOW RIVER. Incredible curb appeal with stone and acrylic stucco siding, TRIPLE PANE WINDOWS and an OVERSIZED INSULATED, DRYWALLED AND HEATED GARAGE. The spaciouly designed interior features 4+1 BEDROOMS and endless HIGH-END UPGRADES including CUSTOM SITE-BUILT FINISHINGS, CUSTOM SOLID CORE DOORS, BUILT-IN SPEAKERS, PREMIUM CARTWRIGHT LIGHT FIXTURES, ENERGY EFFICIENT HVAC SYSTEM, SMART THERMOSTATS, A BOILER WITH MULTI-ZONE RADIANT HEAT, TWO A/C UNITS, WIRING for future full automation and much more! Soaring 10' CEILINGS and ENGINEERED HARDWOOD FLOORS grace the beautiful open concept main floor. Put your feet up in front of the GORGEOUS GAS FIREPLACE with a sculptural design cast stone mantal in the inviting living room. An entire wall of glass leads to the REAR DECK WITH AN OUTDOOR FIREPLACE AND BUILT-IN SPEAKERS - an outdoor entertainer's dream for summer nights under the stars, casual barbeques and lazy weekends unwinding. Back inside, the GOURMET KITCHEN inspires culinary adventures featuring HIGH-END APPLIANCES, A GAS STOVE and a handy walk-through pantry for easy grocery unloading. The dining room with a BUILT-IN WET BAR makes hosting a breeze. An ENCLOSED DEN is perfect for a quiet work, study or play area. Those beautiful hardwood floors continue onto the upper level with grand 9' ceilings adding to the airiness. Retreat at the end of the day to the opulent primary bedroom with a CUSTOM WALK-IN CLOSET and a LAVISH ENSUITE. Feel spoiled every morning thanks to the adjacent vestibule plumbed and built-in creating a perfect COFFEE STATION. 3 additional bedrooms are on this level all with walk-in closets - 1 with its own private ensuite while the other 2 share the 5-piece bathroom...

Family room 18.00 Ft x 17.50 Ft

Media 15.00 Ft x 16.00 Ft

Recreational, Games room 18.00 Ft x 13.50 Ft

Exercise room 15.00 Ft x 17.50 Ft

Bedroom 10.00 Ft x 12.50 Ft

Den 11.00 Ft x 12.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 9.17 Ft x 11.00 Ft

Primary Bedroom 17.50 Ft x 14.00 Ft

Bedroom 13.00 Ft x 11.00 Ft

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Listing Presented By:



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5pc Bathroom .00 Ft x .00 Ft

Living room 20.50 Ft x 17.50 Ft

Kitchen 23.50 Ft x 16.33 Ft

Dining room 18.00 Ft x 14.00 Ft

Pantry 6.17 Ft x 5.17 Ft

Bedroom 11.67 Ft x 12.83 Ft

Bedroom 11.00 Ft x 12.83 Ft

5pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft