



600 30 Avenue Calgary Alberta

\$1,689,900

Contemporary architecture and design! Beautiful, Luxurious walk-out home, sits on the ridge of 30th Ave with stunning 180-degree panoramic view. Step up to the large entry covered porch that features premium wood grain soffit and pot lights. The foyer offers a Grand entry to 19' ceilings, open to above with hanging chandelier. The amazing open design features modern luxury -dining room with built-in bar, living room features coffered ceilings + floor to ceiling F/P with gold accents+ open design wall shelving, LED Lights throughout. Gorgeous wide plank wood floors, European style tilt & turn windows & patio door opens to dura deck. The Chef's delight kitchen has a 10' x 5.3" waterfall quartz island, European styled two-toned cabinets, high-end built-in appliances featuring 66" wide fridge/freezer, 36" 6 burner gas slide in range, built-in double ovens, microwave and dishwasher. Main level features 10' flat painted ceilings, upper and lower level 9' ceilings. Main floor den with double French doors, powder room high ceilings + pendent lighting. Open riser, glass railing staircase leads to a LOFT that's open to below. The primary bedroom features a spa-like deluxe ensuite with heated floors, stand-alone tub, steam shower, large walk-in closet & large window. The other two bedrooms features ensuite bathrooms & walk-in closets. Upper laundry with sink and cabinets+ window. From the heated garage step into the mud room with built in closets and shelves/ storage, which then lead you to the large walk-through pantry and to the kitchen. The lower walk-out basement has a legal secondary suite with large windows and in slab heat. HVAC boiler system offer 2 furnaces, large hot water tank, in-floor heat & Air-con R/I with condenser & evaporator. Other features of the home include built-in speakers, quartz counters throughout, Pot lights, an abundance of wind...

Bedroom 13.09 M x 12.43 M

Bedroom 14.60 M x 13.39 M

Laundry room 4.86 M x 4.59 M

Furnace 13.25 M x 8.00 M

4pc Bathroom 10.83 M x 5.00 M

Family room 17.00 M x 15.26 M

2pc Bathroom 5.58 M x 5.35 M

Den 9.92 M x 9.25 M

Primary Bedroom 16.57 M x 15.29 M

Bedroom 11.48 M x 11.32 M

Bedroom 13.78 M x 12.14 M

Laundry room 11.32 M x 5.74 M

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Kitchen	17.75 M x 15.91 M	3pc Bathroom	7.78 M x 5.25 M
Dining room	20.31 M x 8.69 M	4pc Bathroom	11.65 M x 5.41 M
Other	6.33 M x 6.17 M	5pc Bathroom	14.80 M x 10.17 M
Pantry	11.92 M x 5.83 M		