



618 27 Avenue Calgary Alberta

\$1,299,800

Exclusive Pre-Sale Opportunity on One of Mount Pleasant's Most Coveted Streets! Experience refined living in this two-storey detached home featuring 4 bedrooms and 3.5 bathrooms, with an anticipated move-in date of July 2025. Meticulously crafted by Saville Homes, this brand-new residence boasts a distinctive, functional layout with thoughtful design throughout. Step inside to find a spacious foyer and 10-foot ceilings on the main floor, enhancing the sense of openness. The elegant dining area flows into a designer kitchen equipped with custom, site-finished cabinetry, a generous island, premium built-in appliances, quartz countertops, and under-cabinet lighting. A beautifully finished great room with a gas fireplace and a built-in mudroom complete the main level. Upstairs, soaring 9-foot ceilings continue into the luxurious primary suite, complete with vaulted ceilings, a spa-like 5-piece ensuite featuring in-floor electric heating, a stand-up shower with luxurious tile, and a spacious walk-in closet separated from the bathroom. Two additional large bedrooms each with its own walk-in closet, a stylish 3-piece bath, and a full laundry room with built-ins complete the upper floor. The fully developed basement features 9-foot ceilings, a large rec room with a wet bar, a fourth bedroom, a 3-piece bath, and ample storage space in the utility room. Additional highlights include A/C and solar panel rough-in, a 200Amp Leviton electrical panel, HRV system, hot water on demand, and a garage subpanel. Double detached garage has foundation walls. Rear deck with Vinyl decking. Perfectly located near schools, a short walk to Confederation Park, and minutes from the vibrant shops and eateries along 4th Street, this home combines quiet luxury with everyday convenience. (id:6769)

3pc Bathroom 4.92 Ft x 8.00 Ft

Bedroom 9.08 Ft x 13.08 Ft

Recreational, Games room 14.83 Ft x 27.42 Ft

Furnace 5.08 Ft x 17.42 Ft

2pc Bathroom 4.92 Ft x 4.50 Ft

Dining room 10.50 Ft x 14.67 Ft

Foyer 5.42 Ft x 6.08 Ft

Kitchen 14.25 Ft x 16.92 Ft

Living room 15.50 Ft x 19.42 Ft

4pc Bathroom 8.08 Ft x 4.75 Ft

Bedroom 9.58 Ft x 13.33 Ft

Bedroom 9.75 Ft x 13.33 Ft

5pc Bathroom 10.00 Ft x 9.92 Ft

Laundry room 8.00 Ft x 6.83 Ft

Primary Bedroom 15.92 Ft x 18.17 Ft

Other 5.50 Ft x 11.58 Ft

Listing Presented By:



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<http://www.thomasyeung.ca/>



Real Estate Professionals Inc.

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

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