



## 680 Princeton Way Calgary Alberta

\$1,995,000

Welcome to Princeton Waterfront -- Where Luxury Meets Tranquility, a rare and private retreat! Experience refined riverfront living in one of Calgary's most exclusive residences. Nestled beside Prince's Island Park in the heart of Eau Claire, this exceptional northwest-facing corner villa offers nearly 2,600 sq. ft. of sophisticated, yet inviting space, and is part of a boutique building with just only 7 of which share this prestigious address. With only 2 units per floor, this quiet unit shares only one wall and offers sweeping north-west exposures that flood the home with natural light and showcases stunning views of Prince's Island Park and the Bow River. A secured elevator opens directly into your private foyer, emphasizing the exclusivity of this remarkable home. Two expansive terraces invite outdoor living. One expansive terrace, off the kitchen, is west-facing with park views and a BBQ gas line -- perfect for entertaining. The second, accessed from the living room, features unobstructed park and river pathway views, ideal for relaxing in peace and tranquility. The sophisticated open-concept living and dining area features 9' ceilings, gleaming newly refinished hardwood floors, a gas fireplace, and double French doors to the riverfront terrace. Floor-to-ceiling curved windows provide breathtaking views. The chef's kitchen is a work of art, with custom Birds-eye maple cabinetry, Granite countertops, an induction cooktop, wine fridge, and a generous dining bar. Premium Sub-Zero, and Miele appliances complete this culinary haven. The elegant and private primary suite offers park views, a large walk-in closet, and a luxurious ensuite with a stand-alone tub and a two-sided fireplace that adds warmth and charm to both the bedroom and bath. Two additional bedrooms, one with an ensuite are both generously sized, each with walk-in closets. A spacious laundry room, ...

3pc Bathroom 6.17 Ft x 6.75 Ft  
4pc Bathroom 8.25 Ft x 10.08 Ft  
5pc Bathroom 14.17 Ft x 8.67 Ft  
Bedroom 11.58 Ft x 16.00 Ft  
Bedroom 12.42 Ft x 22.17 Ft  
Dining room 23.25 Ft x 22.17 Ft

Kitchen 14.08 Ft x 18.33 Ft  
Kitchen 5.58 Ft x 7.00 Ft  
Living room 25.50 Ft x 21.58 Ft  
Primary Bedroom 24.00 Ft x 12.25 Ft  
Other 8.42 Ft x 5.50 Ft  
Other 13.42 Ft x 8.25 Ft

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Listing Presented By:



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