



815 22 Avenue Calgary Alberta

\$1,299,999

Step into elevated curb appeal with a thoughtfully designed aggregate walkway, decorative rock accents, and modern curved lines creating a warm, contemporary welcome. The south facing back offers sunshine year-round. Designed for both everyday comfort and elegant entertaining, the main floor boasts 9' ceilings and a state-of-the-art built-in speaker system. Luxury meets efficiency with premium hydronic in-floor heating, a Hi-Velocity furnace, and a high-efficiency modulating boiler. The beautiful hardwood flooring adds warmth and sophistication throughout while a show stopping temperature controlled wine cellar and expansive front closet greet guests upon entry. French doors lead to a dedicated office with custom built-ins and large picture window overlooking the street for a serene and productive workspace. An open floor plan invites you to the main living area where you find a dream kitchen with full height cabinetry, waterfall quartz island, and a high-end Jenn-Air appliance package, built in oven, Panasonic microwave, Elica hood fan & a reverse osmosis water filtration system. Opposite to the kitchen is a custom beverage station, complete with two bar fridges and extensive wine racks. The stylish living room offers a gas fireplace, flanked by south facing windows for a cozy space to unwind. A 2pc bath and mudroom featuring built-in lockers, a storage bench, and ample space to organize everyone's seasonal gear. Open riser stairs with glass rails ascend to the second level where you'll discover three bedrooms, a full 5pc bath, and an ultra-functional laundry room. The primary retreat offers peak-a-boo city views, a vaulted ceiling, and bespoke light fixture. The impressive walk-in closet presents custom built-ins and conveniently connects to the laundry room. The lavish en suite is highlighted by dual sinks, quartz countertops, in-floor heating, a Hytec Kohler so...

Family room 25.25 Ft x 12.50 Ft

Bedroom 13.58 Ft x 9.75 Ft

Bedroom 13.50 Ft x 9.33 Ft

3pc Bathroom Measurements not available

Kitchen 15.33 Ft x 14.42 Ft

Dining room 14.50 Ft x 14.42 Ft

Other 12.50 Ft x 6.58 Ft

2pc Bathroom Measurements not available

Laundry room 10.25 Ft x 8.75 Ft

Primary Bedroom 16.67 Ft x 13.00 Ft

Bedroom 14.17 Ft x 10.25 Ft

Bedroom 13.50 Ft x 10.33 Ft

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Listing Presented By:



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Wine Cellar 7.33 Ft x 1.67 Ft

Living room 16.67 Ft x 13.50 Ft

Office 14.17 Ft x 11.67 Ft

5pc Bathroom Measurements not available

5pc Bathroom Measurements not available