



815 72 Avenue Calgary Alberta

\$880,000

Tired of bland, cookie cutter homes that all look the same? Searching for an iconic home that has as much style and personality as you do? Look no further than 815 72nd Avenue NW! From the thoughtfully curated interior design to its amazing location, you're going to love every detail. This one-of-a-kind 4 level split offering 2,385 SqFt of living space underwent a complete renovation in 2018. The fully customized Legacy kitchen is both high function and design. Entertaining and organization is a breeze with the top-of-the-line Electrolux appliances including double ovens (one convection oven / microwave combo and one gas range), 60" counter depth, side-by-side built-in fridge and freezer unit, fully customized cabinetry equipped with 2 large pantries with pull outs, hidden garbage and recycling, spice drawer, and large coffee bar. The 8" encaustic cement tile, open shelving, and flexible seating options (room for a 10+ foot island or table) make this kitchen a real stand out! A sleek gas fireplace is the focal point of the living room while surrounding built-ins add practicality and style. Underfoot, 8" plank white oak Westvalley hardwood floors run throughout the main, upper, and lower levels. Head up the stairs fitted with custom nosings to the 2nd level to find 3 generously sized bedrooms and a 5pc bath. The bathroom features a Legacy dual vanity, custom mirrors, lighting, and designer tiling. The primary bedroom offers a feature wall with custom millwork and a built-in wardrobe system. Accessible plumbing in the linen closet allows for the easy addition of upstairs laundry. Downstairs, you'll find the family room complete with a custom Legacy wet bar, beverage fridge, and grass cloth feature wall. Completing this level is a 4th bedroom/office, a 2pc bathroom with an original 1968 character vanity, and 2 storage closets (one with accessible plumbing for easy bat...

2pc Bathroom 4.08 Ft x 8.00 Ft
 Other 3.67 Ft x 6.08 Ft
 Family room 17.50 Ft x 12.83 Ft
 Bedroom 11.58 Ft x 11.25 Ft
 Storage 5.08 Ft x 3.08 Ft
 5pc Bathroom 12.67 Ft x 10.75 Ft

Furnace 4.50 Ft x 11.50 Ft
 Kitchen 22.17 Ft x 12.58 Ft
 Living room 22.17 Ft x 12.75 Ft
 5pc Bathroom 7.75 Ft x 11.58 Ft
 Bedroom 11.08 Ft x 11.67 Ft
 Bedroom 10.08 Ft x 9.92 Ft

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Den 11.75 Ft x 12.83 Ft

Primary Bedroom 11.17 Ft x 13.33 Ft

Bedroom 10.08 Ft x 13.00 Ft