



# 830 22 Avenue Calgary Alberta

\$975,000

Located on a QUIET TREE LINED street in the heart of MOUNT PLEASANT, this spectacular 4 BEDROOM, 4 BATHROOM home focuses on an ENVIRONMENTALLY FRIENDLY building approach which is reflected in every element of the DESIGN, CHOICE OF MATERIALS & THE CONSTRUCTION PROCESS. The kitchen features cabinetry by KITCHEN CRAFT, VICOSTONE QUARTZ countertops, HANS GROHE faucets, BIANCO SIL GRANITE double sink plus BOSCH & FISHER PAYKEL APPLIANCES. The main level also has a large dining room, a living room and separate family room as well as a mud room and formal front entrance. Upstairs are the three bedroom including the primary bedroom with its dramatic vaulted ceiling and a large walk-in closet with fabulous built-ins. The PRIMARY bathroom features 10MM GLASS, KOHLER faucets, RIOBEL SHOWERS, TOTO LOW FLOW toilets, IN-FLOOR HEATING & a LARGE SOAKER tub. Two additional bedrooms and another full bathroom complete the upper level in addition to a large laundry room with a sink, built-ins and loads of windows. The lower level showcases the 4th bedroom, a 3 piece bath with shower and a large media/Family room. Through a diligent & conscientious nod to SUSTAINABILITY, this home provides PREMIUM QUALITY & CONTEMPORARY FINISHING that requires a minimum amount of maintenance. Using materials such as a ZERO VOC PAINT, SITE FINISHED LOW EMISSION MAPLE FLOORING with a SOLID MAPLE OPEN TREAD STAIR CASE & RAILING and CRI Green Label Plus LOW EMISSION CARPET with 8 lb. underlay, attention to a clean living environment is key. Architecturally the CLERESTORY DESIGN & OPEN VAULTED CEILINGS maximizes daylight & improves air flow throughout the house. This home features a CONTEMPORARY & TRANSITIONAL LIGHTING PACKAGE, LED LIGHTING throughout, B/I SPEAKER SYSTEM, DOLBY SURROUND SOUND (lower level) HOME AUTOMATION ready , INTERNET WIRED in all rooms, roughed in VACUFLOW, & R/I In-floor hea...

Listing Presented By:



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**Real Estate Professionals Inc.**

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

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

- 4pc Bathroom 9.42 Ft x 5.50 Ft
- 5pc Bathroom 20.83 Ft x 8.25 Ft
- Recreational, Games room 20.83 Ft x 18.83 Ft
- Bedroom 11.32 Ft x 9.51 Ft
- Furnace 16.83 Ft x 5.00 Ft
- Family room 13.32 Ft x 11.15 Ft
- Other 7.84 Ft x 5.00 Ft
- Foyer 5.35 Ft x 5.15 Ft
- 2pc Bathroom 5.58 Ft x 5.00 Ft
- Primary Bedroom 13.25 Ft x 13.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

3pc Bathroom 9.25 Ft x 5.00 Ft

Kitchen 15.67 Ft x 9.84 Ft

Dining room 11.52 Ft x 7.15 Ft

Living room 14.34 Ft x 10.33 Ft

Bedroom 9.68 Ft x 9.68 Ft

Bedroom 9.68 Ft x 9.51 Ft

Laundry room 9.00 Ft x 7.00 Ft