



10 St Julien Drive Calgary Alberta

\$894,000

Open house this Sun Feb 1 st 2-4 pm . Rare brick end unit with Over \$250k invested into the renovation to bring out all the best features in this lovely home. The high ceilings will immediately grab your attention, as you walk into the bright open space of the front foyer. There is a seamless yet intentional flow between the kitchen, dining, and living room. Thoughtfully designed for those who appreciate quality, the kitchen features a dedicated coffee station with a built-in wine and beverage fridge, perfect for both morning routines and evening entertaining. At its heart is a deep farmhouse sink positioned across from the breakfast bar , a timeless detail that complements the sleek induction cooktop, built-in oven and microwave, and oversized refrigerator. Ample counter space and extensive cabinetry ensure both beauty and practicality, creating a kitchen that's as elegant as it is efficient , a true centerpiece for family living and refined entertaining. The inviting breakfast nook with custom bench seating offers a comfortable space for casual meals or conversation. Adjacent, the inviting breakfast nook with custom bench seating offers a comfortable space for casual meals or conversation. Enjoy direct access to the private, fenced backyard, complete with a gas line for your BBQ. The main floor dining room offers space and style in equal measure, perfectly sized for an 8 person dining experience. Natural light pours through the expansive east and south facing windows, filling the living room with morning sunshine, while a gas fireplace anchors the space, creating a warm and welcoming ambiance. A thoughtfully designed mudroom provides a seamless connection to the garage the perfect solution for organization and everyday convenience. The primary suite, framed by elegant French doors, offers a true retreat. Its spa inspired ensuite features a double vanity, deep soaker...

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 14.42 Ft x 14.67 Ft

Bonus Room 10.00 Ft x 10.00 Ft

Primary Bedroom 11.08 Ft x 13.58 Ft

3pc Bathroom Measurements not available

Bedroom 8.58 Ft x 10.08 Ft

Recreational, Games room 19.25 Ft x 20.00 Ft

2pc Bathroom Measurements not available

Dining room 14.67 Ft x 8.00 Ft

Kitchen 12.50 Ft x 21.67 Ft

Living room 14.33 Ft x 11.58 Ft

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Listing Presented By:



Originally Listed by:
MaxWell Capital Realty

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