



1008 70 Avenue Calgary Alberta

\$1,699,990

This is the one you've been waiting for--a stunning modern farmhouse with over 4,700 square feet of living space in the prestigious community of Kelvin Grove. Overlooking a large greenspace and within walking distance of local schools, shopping, and the nearby reservoir, this luxurious residence offers both elegance and convenience. As you enter, you're welcomed by soaring vaulted ceilings, a striking feature wall, and a massive living room complete with a built-in media wall and fireplace. From there, you can head up to the expansive bonus room or explore the completely custom kitchen. This kitchen is a dream for both chefs and entertainers, featuring two large islands, white oak cabinetry with dovetail drawers, a premium quartz backsplash, a custom quartz-wrapped hood fan, and built-in panel-matched appliances. The main level also includes a ample sized office and a spacious main bath with a custom white oak dual vanity and heated floors. The primary suite offers a generous layout with a large walk-in closet and a luxurious ensuite featuring a freestanding soaker tub, heated floors with imported tile, his-and-hers vanities, and a dual shower with body jets. Two additional bedrooms complete the main floor. The basement provides versatile spaces, including a non-conforming MIL studio with its own walk-up entrance and bathroom while two bedrooms and a flex room are conveniently located for flexible use. The rest of the basement is rounded out by a wet bar, an additional bathroom boasting heated floors and a custom walk-in shower, and a large rumpus room complete with a built in home theater. The property also features multiple outdoor spaces including a welcoming front porch with a fireplace, a spacious rear deck with a built-in hot tub and pergola fencing, and a side courtyard ready for your creative touches. This home has undergone a master class renovation, sparing...

4pc Bathroom 4.92 Ft x 8.42 Ft
 4pc Bathroom 4.92 Ft x 8.25 Ft
 Bedroom 9.83 Ft x 11.33 Ft
 Bedroom 9.17 Ft x 12.25 Ft
 Other 6.83 Ft x 10.83 Ft
 Kitchen 16.50 Ft x 16.50 Ft

Office 10.00 Ft x 10.58 Ft
 Primary Bedroom 13.00 Ft x 15.58 Ft
 Bedroom 10.25 Ft x 12.17 Ft
 Bedroom 10.17 Ft x 11.75 Ft
 5pc Bathroom 8.33 Ft x 12.83 Ft
 5pc Bathroom 4.92 Ft x 9.33 Ft

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Listing Presented By:



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Dining room 10.50 Ft x 15.50 Ft

Other 6.50 Ft x 13.00 Ft

Living room 17.75 Ft x 18.83 Ft

Bonus Room 18.92 Ft x 20.92 Ft