

## 1008 70 Avenue Calgary Alberta

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 × 8.42 Ft **4pc Bathroom** 4.92 Ft × 8.25 Ft **Bedroom** 9.83 Ft × 11.33 Ft **Bedroom** 9.17 Ft × 12.25 Ft **Other** 6.83 Ft × 10.83 Ft **Kitchen** 16.50 Ft × 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 Listing Presented By:



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## **RE/MAX Realty Professionals**

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**5pc Bathroom** 4.92 Ft x 9.33 Ft Display of MLS data is deemed reliable but is not guaranteed accurate by CREA. **Dining room** 10.50 Ft × 15.50 Ft **Living room** 17.75 Ft × 18.83 Ft **Other** 6.50 Ft x 13.00 Ft **Bonus Room** 18.92 Ft x 20.92 Ft