



# 110 21 Avenue Calgary Alberta

\$949,000

Discover the epitome of \*maintenance-free\* living in the coveted community of Tuxedo Park. This meticulously crafted 4-bedroom, 3.5-bathroom home offers over 2,400 sq. ft. of sophisticated, comfortable living across three beautifully finished levels. Step inside the open concept main floor, designed for seamless entertaining. The kitchen is a chef's dream, featuring a Dacor gas range, built-in Sub-Zero fridge (47k appliance package between the fridge and stove), hood fan, microwave, and dishwasher. A spacious island with extra storage, granite countertops, a built-in hutch, upgraded plumbing and lighting fixtures, and elegant crown moldings add to the luxurious feel. With tile flooring, a gas fireplace, custom blinds, and vinyl and wood railings, every detail has been thoughtfully considered. A convenient half bathroom completes this level. Upstairs, the primary suite is a private oasis with a luxury 5-piece ensuite bathroom featuring a skylight, toilet/bidet combination, tiled steam shower with 10mm glass, makeup area, and double basins. A large built-in wall unit and hardwood flooring add to the suite's elegance. Two additional spacious bedrooms share a full bathroom, and the top-floor laundry area includes a built-in desk, bookcases, and drawers for added convenience. The top floor also boasts a dedicated office with a built-in maple desk and bookcases, perfect for working from home. The fully finished basement offers a generous recreation area with a large living room, built-in wine cabinetry, and a wet bar—ideal for movie nights or hosting guests. A fourth bedroom, full bathroom, and cozy in-floor heating provide warmth and comfort year-round. Designed for effortless living, this home is equipped with air conditioning, a built-in vacuum system, reverse osmosis water filtration, a new hot water tank, and a UV light filter added to the furnace. The \*maintenance...

4pc Bathroom 5.17 Ft x 9.33 Ft

5pc Bathroom 7.00 Ft x 16.58 Ft

Bedroom 10.67 Ft x 12.50 Ft

Laundry room 5.33 Ft x 9.08 Ft

Bedroom 8.58 Ft x 13.17 Ft

Primary Bedroom 15.92 Ft x 18.08 Ft

Recreational, Games room 14.75 Ft x 16.58 Ft

Storage 5.00 Ft x 7.42 Ft

Furnace 5.08 Ft x 14.42 Ft

2pc Bathroom 5.50 Ft x 7.92 Ft

Dining room 7.92 Ft x 15.08 Ft

Family room 16.00 Ft x 17.42 Ft

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Listing Presented By:



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4pc Bathroom 4.92 Ft x 9.50 Ft

Other 9.25 Ft x 5.83 Ft

Bedroom 14.75 Ft x 9.08 Ft

Kitchen 9.92 Ft x 17.33 Ft

Living room 10.25 Ft x 12.42 Ft