



112 7 Avenue Calgary Alberta

\$1,699,000

An extraordinary pre-sale opportunity, welcome to 112 7 Ave NW, a stunning custom-built residence, crafted by Sage Group Developments. This home blends modern design, comfort, and functionality across three thoughtfully designed levels. Offering 3,350 sq. ft. of living space, this 4-bedroom, 4.5-bathroom home delivers exceptional craftsmanship and elegant style in every detail. From the outside, the striking red-and-black exterior paired with oversized windows creates a bold, contemporary curb appeal while inviting natural light throughout the interior. The small front porch provides a welcoming entryway, while the rear of the property features an attached two-car garage and an open space perfect for a back porch or patio, ideal for entertaining and family gatherings. Inside, the main floor impresses with soaring 10-foot ceilings and a bright, open-concept design. A welcoming foyer with a built-in closet leads into the dining room at the front of the home. The heart of this level is the chef's kitchen, complete with a generous island, walk-through pantry, and seamless access to the mudroom and garage. The spacious living room, centered around a cozy gas fireplace, provides the perfect spot to relax or host guests. Just a few steps up from the main level, a conveniently located powder room completes this floor. The upper level offers 9-foot ceilings and three bedrooms, each designed with privacy and comfort in mind. Two secondary bedrooms feature built-in closets and private four-piece ensuites, while the laundry room is smartly placed nearby for convenience. At the end of the hall, the primary suite is a true retreat, with a generous walk-in closet and a spa-inspired five-piece ensuite featuring dual sinks, a soaker tub, and a glass-enclosed shower. The fully finished basement expands the living space even further with 9-foot ceilings, a spacious rec room with wet ...

Primary Bedroom 14.67 Ft x 14.08 Ft
 5pc Bathroom 12.67 Ft x 11.25 Ft
 Other 10.33 Ft x 9.83 Ft
 Bedroom 18.92 Ft x 10.42 Ft
 4pc Bathroom 8.67 Ft x 5.00 Ft
 Bedroom 19.25 Ft x 10.25 Ft

Bedroom 13.33 Ft x 10.00 Ft
 Other 6.00 Ft x 5.00 Ft
 Furnace 11.33 Ft x 6.00 Ft
 4pc Bathroom 9.00 Ft x 5.92 Ft
 Kitchen 19.00 Ft x 16.75 Ft
 Dining room 12.83 Ft x 12.67 Ft

Listing Presented By:



Originally Listed by:
The Real Estate District

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

4pc Bathroom 9.00 Ft x 4.92 Ft

Laundry room 8.17 Ft x 6.00 Ft

Recreational, Games room 19.67 Ft x 15.58 Ft

Exercise room 15.92 Ft x 9.50 Ft

Living room 16.58 Ft x 15.08 Ft

Other 11.42 Ft x 5.67 Ft

Pantry 11.83 Ft x 5.67 Ft