



## 120 7 Avenue Calgary Alberta

\$999,900

Welcome to the vibrant inner-city community of Crescent Heights! This stunning modern-style home spans nearly 3,000 square feet, seamlessly blending luxurious living with the convenience of urban amenities and nature at your doorstep. Custom-built by a renowned builder in Calgary with over 50 years of experience, this residence is a testament to meticulous craftsmanship and attention to detail. Nestled on a charming tree-lined street, the home is conveniently close to Rotary Park, Princess Island Park, and downtown. This exquisite property features high-end finishes across three levels. The main floor boasts a spacious living room and a gourmet kitchen, complete with maple cabinets, granite countertops, and elegant walnut flooring. Turkish Travertine stone flooring with in-floor heating enhances both the main and upper floors, while solid core Brazilian wood interior doors add an extra touch of sophistication. The oversized kitchen overlooks a large dining area and a cozy family room, separated by a three-way stone-facing fireplace and large Coussin windows that flood the home with natural light. Upstairs, the master suite includes a generous walk-in closet with organizers and a luxurious five-piece ensuite. This ensuite features Turkish Travertine stone flooring, in-floor heating with its own thermostat, his and her sinks, a stand-up shower with a concrete and tile base, and a jet tub. Additionally, two spacious bedrooms and a convenient laundry room are located on this level. The spacious basement offers a massive recreation room with a built-in wall unit and a wet bar, perfect for entertaining. It also features in-floor heating, an additional bedroom, and a full bath with a five-foot poured concrete and tiled shower base and surround. Designed for low maintenance, the exterior showcases attractive acrylic stucco, sandstone pillars, stamped concrete walkways and ...

Bedroom 11.08 Ft x 12.75 Ft

3pc Bathroom 5.08 Ft x 9.00 Ft

Recreational, Games room 18.83 Ft x 27.83 Ft

Furnace 7.67 Ft x 11.17 Ft

Dining room 9.25 Ft x 10.08 Ft

Family room 12.08 Ft x 15.17 Ft

2pc Bathroom 3.00 Ft x 6.75 Ft

4pc Bathroom 11.75 Ft x 4.83 Ft

Primary Bedroom 12.17 Ft x 13.67 Ft

5pc Bathroom 12.17 Ft x 10.58 Ft

Bedroom 9.67 Ft x 10.75 Ft

Bedroom 9.58 Ft x 11.17 Ft

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Listing Presented By:



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Century 21 Bravo Realty

**RE/MAX Realty Professionals**

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Kitchen 10.08 Ft x 21.83 Ft

Laundry room 4.92 Ft x 7.67 Ft

Living room 9.92 Ft x 11.58 Ft