



1305 15 Street Calgary Alberta

\$1,950,000

This gracious residence with dreamy Cape Cod exterior in the established community of Hounsfield Heights is set on an extra deep 40'x150' lot with downtown views, a sun filled west backyard, and the rare advantage of a full interior rebuild and beautifully executed renovation completed in 2019. Offering 3+1 bedrooms and over 4,100 sq. ft. of understated, elegant living space, the home blends timeless character with modern sophistication. The main level features hardwood floors and abundant natural light, beginning with a welcoming foyer that flows into an inviting living room anchored by a striking feature fireplace. Beyond the living room, a spacious dining area opens to a chef's kitchen designed for both beauty and function--complete with a large island with seating, extensive custom storage including a generous butler's pantry, high end appliances, and a built in desk. A comfortable family room provides seamless access to the west facing deck, creating an effortless indoor outdoor experience ideal for summer entertaining. A mudroom and stylish 2 piece powder room complete the main level. The second floor hosts three generously sized bedrooms and an updated 4 piece main bath. The primary retreat is a true sanctuary, featuring a custom walk in closet with makeup vanity and a luxurious 5 piece ensuite appointed with dual vanities, a freestanding soaker tub, and a walk in shower with bench seating. The fully developed basement extends the home's living space with a large recreation room complete with built in desk, bar, and gym area. A fourth bedroom and a 3 piece bath with a rejuvenating steam shower provide excellent flexibility for teens or guests. Renovation highlights include new plumbing, electrical, insulation, drywall, flooring, and LUX triple pane windows. More recent upgrades add further value: two new hot water tanks, a new A/C unit, two new furnaces, and...

Recreational, Games room 27.83 Ft x 29.83 Ft

Bedroom 12.92 Ft x 17.50 Ft

Storage 16.00 Ft x 12.67 Ft

Furnace 13.08 Ft x 14.92 Ft

3pc Bathroom Measurements not available

Dining room 14.50 Ft x 16.17 Ft

Office 6.08 Ft x 5.17 Ft

Laundry room 5.75 Ft x 7.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 15.00 Ft x 18.92 Ft

Other 9.67 Ft x 11.50 Ft

Bedroom 9.67 Ft x 13.17 Ft

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Listing Presented By:



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Family room 16.92 Ft x 12.50 Ft

Kitchen 10.50 Ft x 15.17 Ft

Living room 15.50 Ft x 15.58 Ft

Bedroom 13.58 Ft x 17.33 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available