



1408 75 Avenue Calgary Alberta

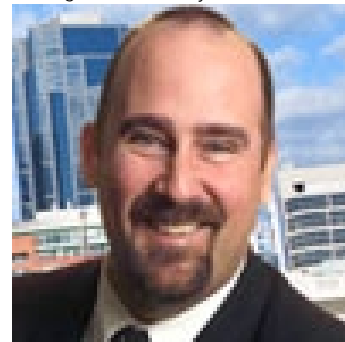
\$2,800,000

IB Custom Homes proudly presents an exceptional new bungalow in the heart of Kelvin Grove, where thoughtful architecture, elevated craftsmanship, and award-winning interior design come together to create a truly distinctive home. Situated on an expansive 70-foot-wide lot spanning more than 8,350 sq. ft., this custom residence has been thoughtfully designed for modern living, offering an exceptional balance of luxury, functionality, and timeless style. The interiors have been curated by the award-winning team at Alykhan Velji Designs Inc., who have spent months thoughtfully developing a cohesive design concept specifically for this home. Described as Refined Modernism, the interiors pair clean architectural lines with rich wood tones, natural stone, warm neutrals, brushed brass accents, and beautifully considered details to create spaces that feel sophisticated yet inviting. Every element has been carefully selected to complement the architecture and create a home with lasting appeal. From the custom cabinetry to the tile, countertops, plumbing fixtures, hardware, lighting, and architectural detailing, the design has been considered as a complete vision--ensuring the home is as functional as it is beautiful. Subtle curves, tailored finishes, and warm, textural materials bring character throughout, creating a home that feels custom, collected, and anything but ordinary. The bright, open-concept main floor features soaring vaulted ceilings and oversized windows that flood the home with natural light. At its heart is a chef-inspired kitchen with a Wolf range, oversized island with seating, walk-through pantry, and beautifully integrated millwork. The kitchen flows seamlessly into the dining area and inviting family room with gas fireplace, while expansive sliding patio doors extend the living space outdoors to the generous backyard. The main level offers three spacious...

Laundry room 6.67 Ft x 8.58 Ft
Furnace 12.17 Ft x 14.83 Ft
Bedroom 18.83 Ft x 13.83 Ft
4pc Bathroom 9.25 Ft x 4.92 Ft
Bedroom 15.33 Ft x 18.83 Ft
4pc Bathroom 9.25 Ft x 4.92 Ft
Other 5.33 Ft x 8.00 Ft
Family room 18.92 Ft x 11.75 Ft
4pc Bathroom 5.08 Ft x 10.42 Ft
Other 11.08 Ft x 11.25 Ft

Recreational, Games room 32.75 Ft x 19.08 Ft
2pc Bathroom 8.25 Ft x 5.83 Ft
Pantry 12.58 Ft x 4.42 Ft
Living room 17.92 Ft x 16.92 Ft
Dining room 7.92 Ft x 17.92 Ft
6pc Bathroom 15.17 Ft x 7.58 Ft
Primary Bedroom 12.50 Ft x 13.67 Ft
4pc Bathroom 4.92 Ft x 7.92 Ft
Other 9.33 Ft x 11.42 Ft

Listing Presented By:



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