



## 1416 21A Street Calgary Alberta

\$2,595,000

PUBLIC OPEN HOUSE SUNDAY SEP'T. 22ND 130-4 PM.. Welcome to this gorgeous home that was built by DREAMRIDGE HOMES who have had a lot of experience building in the area and who are known for their superior craftsmanship. This fine home is over 3800 square feet on the top two levels and over 1700 square feet in the lower level and i know you will be amazed at the open plan and size of all the rooms. Starting with the impressive foyer as you walk in, formal dining room, large office/den with all the built ins, continue to the wide open and bright kitchen with its huge granite covered island and high end appliances, WOLF, SUBZERO, etc. this looks into a very impressive great room with a fireplace and of course a TV. Both these rooms open onto a large deck and a outdoor wood burning fireplace that is built onto the wall of the double garage. You will be sure to love the pantry and butlers kitchen and wait till you see the large mud room , again with a lot of built ins. Going upstairs check out the beautiful staircase that is a whopping 5.5 feet wide, where do you ever see that. There are 4 very spacious bedrooms upstairs and the master bedroom is fabulous, fireplace, sitting area, marble feature wall, and a awesome walk in closet and ensuite, you must check it out. and of course tons of built in cabinets. As i said all the bedrooms are very large and the next biggest one has a 3 piece ensuite. And of course we have a large laundry room, very convenient. You take that same super wide set of stairs to the lower level which features a family room with built ins and a TV and looks onto a bar that is so impressive, a walk in wine cellar, this is a room that the whole family is going to love and get a lot of use out of. Also in the lower level is a real work out/gym room and another large bedroom, that is 5 bedrooms in total, plus a full bath and plenty of storage. ...

Primary Bedroom 17.67 Ft x 14.92 Ft

5pc Bathroom 15.67 Ft x 11.83 Ft

Bedroom 13.25 Ft x .50 Ft

Bedroom 12.08 Ft x 11.83 Ft

Bedroom 14.92 Ft x 12.17 Ft

3pc Bathroom 8.17 Ft x 5.50 Ft

Exercise room 18.00 Ft x 13.33 Ft

Wine Cellar 9.50 Ft x 7.75 Ft

Other 14.42 Ft x 9.08 Ft

Storage 17.58 Ft x 4.83 Ft

3pc Bathroom 9.42 Ft x 8.08 Ft

Eat in kitchen 16.25 Ft x 14.75 Ft

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Listing Presented By:



Originally Listed by:  
Calgary West Realty

**RE/MAX Realty Professionals**

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Laundry room	7.58 Ft x 6.00 Ft	Breakfast	12.17 Ft x 8.50 Ft
5pc Bathroom	12.75 Ft x 8.08 Ft	Dining room	18.17 Ft x 12.83 Ft
Recreational, Games room	27.67 Ft x 14.42 Ft	Den	15.42 Ft x 11.83 Ft
Bedroom	14.17 Ft x .75 Ft		