



# 1419 22 Avenue Calgary Alberta

\$1,749,900

OPEN HOUSE: Sat. Oct 5, 1-4pm! \*\*\*LUXURIOUS BUNGALOW ALERT\*\*\* Very rare, brand new, 1,774 SF, 3 bed, 2.5 bath, inner city bungalow on a 41' x 120' lot just steps from Confederation Park. A master-planned development by Buci's Homes on a quiet, tree-lined street in Capitol Hill with a sunny, south facing, rear yard. What an incredible, creative, open floor plan - the grandeur is undeniable! Massive 12 foot ceilings with a 14 foot vault, showcasing the stunning fireplace, expansive windows and spacious living space. Notable features include: beamed ceiling, ultra-modern LED lighting, warm, wood toned built-ins, engineered hardwood floors throughout, central AC and so much more! A dreamy primary suite with walk-in closet and spa-like ensuite with soaker tub, steam shower, heated tile floors and dual vanities. Chef-inspired kitchen with stainless steel appliances: gas cook top stove, built-in wall oven and microwave, large format fridge/freezer combo, water fall quartz island with extra storage and convenient walk-through butler's pantry also housing the laundry. The basement is bright and open with media built-ins, wet bar, games area, 2 bedrooms, a full bath and loads of storage. Roughed in for in-floor heat and central vac. This custom home does not disappoint and must be seen to be appreciated - schedule your private tour today! (id:6769)

4pc Bathroom 11.25 Ft x 8.25 Ft  
 Recreational, Games room 8.08 Ft x 17.50 Ft  
 Bedroom 11.33 Ft x 13.67 Ft  
 Bedroom 11.33 Ft x 13.08 Ft  
 Recreational, Games room 22.50 Ft x 29.75 Ft  
 Storage 7.00 Ft x 11.92 Ft  
 Furnace 7.00 Ft x 12.92 Ft  
 2pc Bathroom 3.50 Ft x 7.33 Ft  
 5pc Bathroom 15.83 Ft x 8.83 Ft

Dining room 16.58 Ft x 13.25 Ft  
 Foyer 7.58 Ft x 18.75 Ft  
 Kitchen 16.00 Ft x 16.58 Ft  
 Laundry room 5.42 Ft x 8.58 Ft  
 Living room 17.75 Ft x 17.00 Ft  
 Other 15.58 Ft x 4.08 Ft  
 Primary Bedroom 13.75 Ft x 12.75 Ft  
 Other 9.42 Ft x 7.50 Ft

Listing Presented By:



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

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