

150 Lebel Crescent Calgary Alberta

$1,299,900

OPEN HOUSE Saturday November 21st 1-3PM and Sunday November 22nd 1-3PM! Limited-Time Builder Promotion! Take advantage of this exclusive offer from the builder: receive an Outdoor Kitchen Promotion valued at $15,000 (see supplements for more details). Welcome to Guild: an all-encompassing and modern townhome complex in the highly desirable University District. This luxurious 3+1 bedroom unit is mere steps from trendy restaurants, boutique fitness, and local retail. Adorned with 7" engineered oak hardwood flooring, quartz and porcelain countertops, and a private elevator for added convenience and accessibility across all four levels. In addition to the double attached garage, mud room and main entrance, at grade there's an additional bedroom or flex space that offers lifestyle versatility, whether used as office space, for hosting guests, or to accommodate a growing family. Above, the spacious "main" living area features a 62" electric fireplace set against a fluted plaster feature wall as its focal point, and seamlessly integrates into the well appointed dinning room and designer kitchen with premium SubZero refrigerator and Wolf gas range, sleek cabinetry, and large waterfall island. The upper level primary bedroom is an illuminated oasis, complete with a walk-in closet featuring built-ins, and a spa-like ensuite with heated flooring, double vanity and shower with bench. On the same level there are 2 more bedrooms, a 4 piece bathroom and a laundry room. Above this, the final level welcomes you to experience the breathtaking rooftop patio, a space thoughtfully curated for entertaining loved ones, or simply lounging and enjoying the sights and sounds of nature. A gas line for BBQs and single zone A/C unit ensure optimal enjoyment and convenience. Each space in this residence, from the double-car garage to the fully loaded laundry nook, has been meticulously designed...

2pc Bathroom 4.92 Ft x 5.42 Ft

Dining room 13.83 Ft x 7.67 Ft

Kitchen 15.08 Ft x 15.42 Ft

Living room 13.67 Ft x 11.92 Ft

Primary Bedroom 13.92 Ft x 11.17 Ft

Bedroom 9.25 Ft x 11.17 Ft

Bedroom 9.67 Ft x 14.83 Ft

4pc Bathroom 8.25 Ft x 10.83 Ft

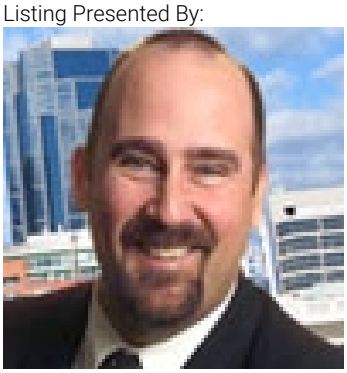
4pc Bathroom 5.00 Ft x 7.67 Ft

Bedroom 9.08 Ft x 9.83 Ft

Foyer 8.50 Ft x 12.33 Ft

Furnace 6.67 Ft x 3.33 Ft

Listing Presented By:



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CIR Realty

https://yycreadvisors.com/

RE/MAX Realty Professionals

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