



# 1521 8 Avenue Calgary Alberta

\$1,699,900

Move into your new ULTRA-LUXURY, DETACHED INFILL today! Expertly designed and crafted by AG Developments, this one-of-a-kind home is located on a quiet street in sought-after INGLEWOOD! Steps from the Inglewood Aquatic Centre, Good News Coffee, Mills Park Playground, the Bow River Pathway system, and just a block away from 9th Ave, you're in a dream location that will perfectly match your family's lifestyle! The highly desirable location is only improved upon by this home's fantastic layout, with room for all the kids plus some. The curb appeal, highlighted by the welcoming and timeless RED BRICK exterior, welcomes you into an impressive foyer with a built-in bench and custom-built cabinetry and closets under a stylish panelled wall with direct access to the front dining room with designer light and more custom cabinetry and wall moulding. 10-ft ceilings and wide plank-engineered hardwood flooring span the entire level into the spacious shared kitchen and family room area, with a convenient walkthrough BUTLER'S PANTRY into the dining room. The luxury kitchen offers you tons of space for hosting holiday dinners and making memories, with an oversized central island with an endless quartz countertop, a dual basin undermount sink, full-height cabinetry, a full-height quartz backsplash, pot filler, tons of lower drawers, and that lovely walk-through pantry w/ prep sink, beverage fridge, display shelving, plus a WALK-IN PANTRY! The family room blends seamlessly with the open-concept kitchen with custom millwork, designer lighting, & a stunning inset gas fireplace with ceiling-height honed quartz surround. A rear mudroom with a built-in closet and bench takes you outside to the detached 28x22 GARAGE, while an elegant powder room finishes off the main floor. LED lit wood-wrapped stairs lead you upstairs and to the upscale primary suite featuring a high vaulted ceiling, a ...

4pc Bathroom 8.08 Ft x 5.50 Ft

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5pc Bathroom 10.92 Ft x 15.67 Ft

Bedroom 11.00 Ft x 15.83 Ft

Bedroom 11.00 Ft x 12.08 Ft

Laundry room 10.08 Ft x 5.58 Ft

Bedroom 10.17 Ft x 9.67 Ft

Den 10.17 Ft x 14.42 Ft

Recreational, Games room 21.25 Ft x 22.42 Ft

2pc Bathroom 4.50 Ft x 5.08 Ft

Dining room 12.83 Ft x 12.00 Ft

Foyer 9.50 Ft x 6.33 Ft

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Primary Bedroom 14.67 Ft x 15.50 Ft

Other 10.92 Ft x 10.00 Ft

3pc Bathroom 4.92 Ft x 10.92 Ft

Exercise room 10.75 Ft x 11.00 Ft

Kitchen 18.08 Ft x 18.33 Ft

Living room 16.83 Ft x 14.92 Ft

Other 7.33 Ft x 9.25 Ft