

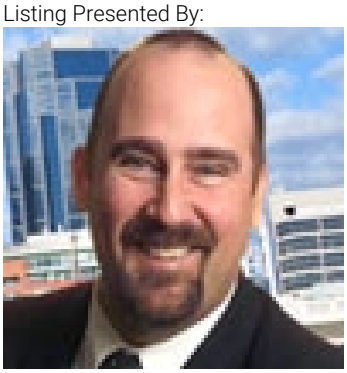
16 Lebel Crescent Calgary Alberta

$799,900

Price Improvement! Executive Townhome Living with dual primary suites and a versatile flex room in the heart of Calgary's vibrant University District -- Welcome home to 16 Lebel Cres NW! This meticulously crafted residence unfolds over 1,730 square feet, seamlessly blending contemporary design with thoughtful functionality. Built by Brookfield Residential, the property was elevated with the Level 3 Premium Executive finish package -- the builder's highest specification tier. Highlights include wide-plank engineered hardwood flooring, floor-to-ceiling cabinetry with custom millwork, quartz surfaces, designer fixtures and lighting, upgraded tile, and premium appliances. Nearly $20,000 in additional builder upgrades further refine the home, including Hunter Douglas window treatments, in-floor heating in the ground-level flex room, and a 2-ton central air conditioning system. The main level welcomes daily living and entertaining with an open-concept flow across the living, dining, and kitchen areas, extending directly onto a private balcony. The chef-inspired kitchen features extensive counter space, stainless steel appliances with a gas range, and a sizable walk-in pantry. A dedicated powder room serves guests on this level. The upper level is designed around two private primary suites, each accompanied by its own full ensuite.. The first suite features a walk-in closet with built-in organizers and a 4-piece ensuite equipped with dual vanities and a walk-in shower. The matching primary suite also enjoys a private 4-piece ensuite, currently configured as a functional home office complete with an integrated Murphy bed. A dedicated laundry room with built-in storage finishes the upper floor. On the ground floor, a heated flex area offering bonus space for an executive home office, gym, or media lounge opens to an enclosed private patio. Parking and ample storage are han...

Office 17.75 Ft x 10.42 Ft
Other 20.58 Ft x 7.67 Ft
Other 7.00 Ft x 3.08 Ft
Other 4.92 Ft x 3.92 Ft
Other 3.00 Ft x 16.75 Ft
2pc Bathroom 5.25 Ft x 5.33 Ft
Other 15.50 Ft x 11.50 Ft
Pantry 5.25 Ft x 4.33 Ft
Other 8.33 Ft x 5.00 Ft
4pc Bathroom 11.83 Ft x 5.50 Ft
Primary Bedroom 12.25 Ft x 18.50 Ft
Laundry room 7.42 Ft x 5.08 Ft

Listing Presented By:



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Other 5.58 Ft x 21.67 Ft

Living room 12.42 Ft x 17.75 Ft

Dining room 15.50 Ft x 9.58 Ft

4pc Bathroom 4.92 Ft x 9.75 Ft

Bedroom 15.75 Ft x 9.42 Ft