



1610 7 Street Calgary Alberta

\$2,775,000

PRESALE OPPORTUNITY IN amazing community of ROSEDALE! BRAND NEW luxurious designer home slated for completion September 2024! Situated on a 50' LOT that with excellent proximity to CRESCENT HEIGHTS RIDGE STUNNING DOWNTOWN VIEWS, River Park and schools. Castlestone Homes Inc home is elegantly designed to seamlessly combine lavish finishes with every modern convenience that includes 4+2 BEDROOMS, A HIGH-END WOLF/SUBZERO APPLIANCE PACKAGE, IN-FLOOR HEATING, BASEMENT GYM and much more! The airy and open floor plan immediately impresses with hardwood flooring, modern lighting fixtures, designer details and an abundance of natural light. Culinary creativity is inspired in the GORGEOUS CHEF'S KITCHEN that perfectly merges beauty with function and features STONE COUNTERTOPS, A GAS COOKTOP, BUILT-IN HIGH-END APPLIANCES including a WOLF RANGETOP and , A MASSIVE BREAKFAST BAR ISLAND and a plethora of storage in either the regular pantry or the BUTLER'S PANTRY. Adjacently the breakfast nook hosts family meals or gather with guests in the casually elegant formal dining room. The living room invites relaxation in front of the FOCAL FIREPLACE while clear sightlines throughout promote unobstructed conversations. Conveniently located off the entrance the DEN is a privately tucked away work or study space. Ascend the stunning custom staircase to the upper level and retreat to the CALMING PRIMARY SUITE with more than enough room for king-sized furniture, an OPULENT 5-PIECE ENSUITE and EXPANSIVE DUAL CLOSETS SEPARATED BY A HANDY ISLAND. 3 ADDITIONAL BEDROOMS on this level are spacious and bright, expertly designed with added features that include 2 with walk-in closets and 1 with its own private 3-piece ensuite, perfect for teenagers, extended family members or guests. Finished in the same high style as the rest of the home, the FINISHED BASEMENT with IN-FLOOR HEAT is an entertainer's...

Recreational, Games room 15.67 Ft x 11.42 Ft	Other 12.58 Ft x 6.00 Ft
Bedroom 13.17 Ft x 12.50 Ft	Den 15.33 Ft x 10.00 Ft
5pc Bathroom .00 Ft x .00 Ft	Laundry room 10.08 Ft x 6.25 Ft
Exercise room 16.50 Ft x 13.00 Ft	Primary Bedroom 17.50 Ft x 13.08 Ft
Family room 16.00 Ft x 14.42 Ft	Bedroom 11.67 Ft x 12.00 Ft
Kitchen 16.42 Ft x 11.92 Ft	3pc Bathroom .00 Ft x .00 Ft
Breakfast 7.00 Ft x 10.00 Ft	5pc Bathroom .00 Ft x .00 Ft
Dining room 14.00 Ft x 13.00 Ft	4pc Bathroom .00 Ft x .00 Ft
2pc Bathroom .00 Ft x .00 Ft	Bedroom 10.50 Ft x 12.00 Ft
Living room 18.50 Ft x 20.17 Ft	

Listing Presented By:



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