



2012 3 Avenue Calgary Alberta

\$1,780,000

Completely refreshed and ready for you to call home. This family neighborhood is calling and 2012 3 Avenue NW is ready for you to make memories. Built on an oversized lot, every room in this 4900+ sq ft home has been updated. The standard infill home built on a 1/2 lot results in a house with interior wall widths of 15'6". Because this home is built on an oversized lot, the interior wall width is 22'6"... that is 7 feet wider and it is immediately noticeable when you walk through the grand 8 foot tall front door. The home has been equipped with smart home features that will allow you to verbally manage lighting and other add-ons throughout. You will be greeted by a beautifully refinished front and rear foyer featuring chevron tile work and custom cabinetry. It won't take long to notice the grand 16 foot island with waterfall edges and cabinetry on both sides that showcase the beautifully redesigned kitchen with luxurious finishings; including SubZero, Miele and Wolf appliances. A spacious dining room and living room with floor to ceiling millwork complete the main floor. The second floor includes 2 secondary bedrooms, a shared bathroom and a dedicated laundry room. Finally on the second floor you have the primary suite, with a beautiful walkthrough closet, and a completely remodeled 8 piece ensuite that includes a steam shower and private water closet. The top floor is an entertainer's paradise. You have a deck with City views that is roughed in for a hot tub, a wet bar with built-in wine storage, a dishwasher, and built-in cabinetry for an entertainment unit. The top floor has ample space to accommodate a foosball table, ping pong table, home office and more. In the basement you will find a 4th bedroom with a large closet, a main area that is currently set up as a gym and a sunken theater room with surround sound. Throughout the house there are ceiling mounted in...

Primary Bedroom 18.58 Ft x 21.92 Ft

Bedroom 11.83 Ft x 11.33 Ft

Bedroom 11.83 Ft x 11.42 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom Measurements not available

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Bedroom 13.50 Ft x 13.75 Ft

Media 16.17 Ft x 16.75 Ft

Exercise room 19.33 Ft x 18.50 Ft

Other 24.25 Ft x 17.75 Ft

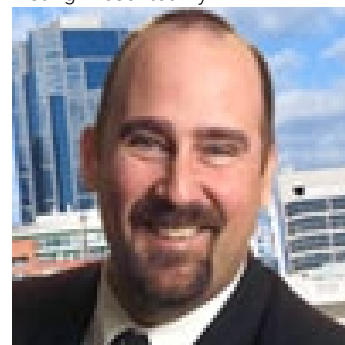
Dining room 15.42 Ft x 15.50 Ft

Living room 16.58 Ft x 17.75 Ft

2pc Bathroom Measurements not available

Loft 40.83 Ft x 23.08 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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