



2040 56 Avenue Calgary Alberta

\$2,399,900

Enduring sophistication defines this beautifully crafted 2+2 bedroom residence in North Glenmore Park, offering more than 4,200 sq ft of refined living space with exceptional attention to detail throughout. The main level showcases wide-plank hardwood floors and soaring ceilings, setting the stage for an impressive living room highlighted by a dramatic vaulted ceiling with chandelier, a floor-to-ceiling window, and a stunning Venetian plaster fireplace. The thoughtfully designed kitchen is a chef's delight, appointed with custom oak cabinetry, premium quartz countertops, a generous island with eating bar, high-end appliances, and a well-equipped butler's pantry. Adjacent to the kitchen, the spacious dining area easily accommodates gatherings of family and friends. The main floor primary retreat provides a serene escape, complete with a walk-in closet and a luxurious 6 piece ensuite featuring in-floor heat, dual sinks, a freestanding soaker tub, and an oversized shower with heated bench and floor. A second bedroom with its own 4 piece ensuite offers ideal comfort for guests. A stylish 2 piece powder room, a practical mudroom with ample storage, and a dedicated laundry room with sink and cabinetry complete the main level. Upstairs, the loft area offers an inviting space to unwind, featuring a family room, games area, wet bar, 2 piece bath, and a charming library nook. The fully developed basement extends the home's versatility with heated floors, a family/media room with bar and wine storage, and a separate games area--perfect for movie nights or entertaining. A glass door behind the bar leads to a room roughed in for a future sauna and shower. Two additional bedrooms, two 3 piece baths (including one ensuite & the other with a steam shower), and a second laundry room complete the lower level. Additional highlights include central air conditioning, custom draperies, ...

Other 14.42 Ft x 8.58 Ft

Family room 15.17 Ft x 17.50 Ft

Recreational, Games room 13.42 Ft x 15.17 Ft

Bedroom 14.25 Ft x 14.67 Ft

Bedroom 11.25 Ft x 13.58 Ft

Storage 5.67 Ft x 11.75 Ft

Dining room 15.75 Ft x 11.75 Ft

Living room 19.58 Ft x 15.67 Ft

Kitchen 15.75 Ft x 9.50 Ft

Foyer 14.83 Ft x 7.92 Ft

Pantry 7.58 Ft x 6.50 Ft

Primary Bedroom 15.08 Ft x 13.75 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Furnace	9.00 Ft x 13.33 Ft	Other	12.42 Ft x 6.83 Ft
3pc Bathroom	.00 Ft x .00 Ft	Bedroom	9.92 Ft x 12.92 Ft
3pc Bathroom	.00 Ft x .00 Ft	Laundry room	5.42 Ft x 7.92 Ft
Laundry room	9.67 Ft x 6.58 Ft		