



## 2115 22 Avenue Calgary Alberta

\$1,249,900

Exclusive pre-sale opportunity in the highly sought-after community of Richmond. This stunning residence, designed by JTA Designs, offers over 2,400 square feet of thoughtfully planned living space. Upon entry, a grand foyer welcomes you into the main level, featuring soaring 11-foot ceilings and elegant hardwood floors throughout. The formal dining area, accented with custom wainscoting, is filled with natural light from expansive windows. The designer kitchen boasts a striking 14-foot fluted curved island with a Taj Mahal countertop, premium appliances, gold and black fixtures, white oak shaker cabinetry, a plaster chimney hood, a black granite sink, and under-cabinet lighting. The spacious great room is anchored by a custom tiered gas fireplace finished with fluted tile, built-in shelving, and cabinetry. A separate mudroom with built-ins and a bench provides ample storage. Upstairs, nine-foot ceilings and hardwood floors continue through the hallways, leading to a beautiful primary suite with vaulted ceilings, wainscoting, and a luxurious five-piece ensuite complete with heated floors and a steam shower rough-in. Two additional bedrooms, one with private access to a three-piece bath, and a convenient laundry room complete the upper level. The fully finished basement includes a large recreation area, an additional bedroom, and a three-piece bathroom. Both units are available. Contact us today to schedule your private tour. (id:6769)

Primary Bedroom 11.75 Ft x 16.00 Ft

5pc Bathroom 11.33 Ft x 9.67 Ft

Other 9.00 Ft x 5.83 Ft

Laundry room 5.58 Ft x 7.83 Ft

3pc Bathroom 5.00 Ft x 9.67 Ft

Bedroom 13.67 Ft x 9.67 Ft

Bedroom 9.75 Ft x 9.58 Ft

Recreational, Games room 20.17 Ft x 14.50 Ft

Furnace 5.33 Ft x 7.50 Ft

3pc Bathroom 7.67 Ft x 7.50 Ft

Bedroom 10.00 Ft x 14.50 Ft

Foyer 6.50 Ft x 6.58 Ft

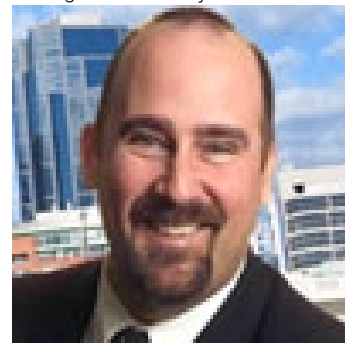
Dining room 11.00 Ft x 9.42 Ft

Kitchen 20.00 Ft x 9.08 Ft

2pc Bathroom 5.58 Ft x 5.00 Ft

Living room 11.58 Ft x 16.00 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

<http://www.tihomes.ca/>

**RE/MAX Realty Professionals**

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