



# 2117 22 Avenue Calgary Alberta

\$1,199,900

Last unit remaining. Exclusive pre-sale opportunity in the highly sought-after community of Richmond. This stunning residence, designed by JTA Designs, offers over 2,500 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 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 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. Last unit remaining. Contact us today to schedule your private tour. (id:6769)

Primary Bedroom 16.00 Ft x 11.50 Ft  
5pc Bathroom 11.50 Ft x 9.83 Ft  
Laundry room 8.00 Ft x 5.67 Ft  
Bedroom 11.33 Ft x 9.83 Ft  
Bedroom 9.83 Ft x 9.67 Ft  
4pc Bathroom 9.83 Ft x 5.00 Ft  
Recreational, Games room 20.33 Ft x 14.50 Ft  
Furnace 7.50 Ft x 5.50 Ft

4pc Bathroom 7.67 Ft x 7.33 Ft  
Bedroom 10.00 Ft x 14.50 Ft  
Foyer 6.00 Ft x 5.50 Ft  
Dining room 11.00 Ft x 10.50 Ft  
Kitchen 20.00 Ft x 12.33 Ft  
2pc Bathroom 5.00 Ft x 5.00 Ft  
Living room 15.00 Ft x 14.17 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

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

### RE/MAX Realty Professionals

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