



2237 20 Avenue Calgary Alberta

\$1,250,000

Welcome to this exquisite home in the desirable community of Richmond, where elegance and modern comfort blend seamlessly. As you step through the striking arched front door, you'll immediately be captivated by its unique charm. Inside, the home impresses with vaulted ceilings and custom designed features, enhanced by a sound system that fills every room with your favourite tunes. At the front of the home, you'll find a versatile den/office space, perfect for working from home or enjoying a quiet reading nook. As you move further in, the formal dining room offers a sophisticated setting for family meals and entertaining guests. The kitchen is a chef's delight, featuring nearly new appliances and sleek matte granite countertops that add a touch of luxury. The adjacent living room is cozy and inviting, centered around a wood-burning fireplace that's perfect for chilly evenings. The back doors open wide, creating a seamless indoor-outdoor living experience that's ideal for summer gatherings. Heading upstairs, you'll discover the luxurious primary suite, complete with two closets and an additional walk-in closet, providing ample storage space. The spa like 5-piece ensuite bathroom is a true retreat, boasting heated floors, dual shower heads, a steam shower, and a skylight that bathes the space in natural light. Two more generously sized bedrooms complete the upper level, offering comfort and style for family or guests. Moving down to the fully developed basement, you'll find another spacious bedroom with a walk-in closet, perfect for visitors or older children. The basement also features a large rec room for entertaining, a 4-piece bathroom with heated floors, and a wine cellar for your prized collection. The backyard is your private oasis, featuring a large, beautiful balcony perfect for outdoor dining and relaxation. Below, you'll find a tandem garage with space for ...

4pc Bathroom 4.92 Ft x 11.58 Ft

5pc Bathroom 10.17 Ft x 14.25 Ft

Bedroom 10.33 Ft x 18.50 Ft

Bedroom 11.00 Ft x 11.92 Ft

Primary Bedroom 20.00 Ft x 14.42 Ft

Bedroom 11.83 Ft x 13.08 Ft

Furnace 5.83 Ft x 9.25 Ft

2pc Bathroom 6.67 Ft x 6.08 Ft

Dining room 12.92 Ft x 13.08 Ft

Family room 19.92 Ft x 17.92 Ft

Foyer 6.67 Ft x 12.83 Ft

Kitchen 15.00 Ft x 15.92 Ft

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Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

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4pc Bathroom 8.58 Ft x 4.92 Ft

Living room 12.17 Ft x 10.92 Ft

Recreational, Games room 19.25 Ft x 27.42 Ft