



## 23 Iaxton Place Calgary Alberta

\$2,895,000

Introducing "Aragorn", a luxury residence inspired by French Country homes in Burgundy, France, and presented by Arkadian Homes - a luxury builder with success in Lakeview, Parkdale, North Glenmore among other communities. The home is nestled in the most stunning, serene cul-de-sac in North Glenmore Park, on a 0.2 Acre lot. The exterior is adorned with natural stone - reminiscent of stone castles, in a seamless blend with stucco and Hardie fiber-cement panels. Extra-large triple-pane windows on the south face of the home flood the large living area with natural light and emphasize the detailed features of the home. The European Oak floors, Oak cabinets and stone counters are the stage for a seamless blend of traditional and modern designs. The demure style of the home is further enhanced by arches, vaulted, panelled ceilings, curated light fixtures, and more. The kitchen has tall white oak wooden cabinetry with dovetail drawers, and top-of-the-line WOLF APPLIANCE PACKAGE which includes a WOLF gas range, wood-panelled SUBZERO fridge and freezer with cold-water dispenser and ice maker, and built-in WOLF microwave drawer oven. The expansive 12-ft kitchen island and dining area is a hub for entertaining friends and family while the kitchen is a delight for culinary enthusiasts. This home is equipped with built-in speakers on the main floor and lower floor, has CONTROL 4 SMART HOME AUTOMATION - schedule your heating and central AC cooling during the different seasons, lighting, music, TV and much more. The primary bedroom boasts of a large, cozy space with an ensuite 5-pc bathroom equipped with a steam shower, in-floor heat, and smart toilet. The main floor boasts of a second bedroom with an ensuite 3-pc bath. Completing the main floor is a tastefully finished home office/library for when you may want to work from home and chop down some tasks. The lower floor has been...

Bedroom 15.17 Ft x 11.33 Ft

Other 10.08 Ft x 5.00 Ft

3pc Bathroom 8.33 Ft x 4.92 Ft

Furnace 21.00 Ft x 6.50 Ft

Bedroom 14.50 Ft x 11.33 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Exercise room 20.75 Ft x 15.67 Ft

Office 13.50 Ft x 10.25 Ft

Other 11.50 Ft x 6.17 Ft

2pc Bathroom 5.25 Ft x 4.58 Ft

Other 8.92 Ft x 6.33 Ft

Bedroom 11.17 Ft x 10.17 Ft

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Listing Presented By:



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2pc Bathroom 8.17 Ft x 6.33 Ft

Laundry room 7.75 Ft x 7.08 Ft

Media 22.58 Ft x 14.92 Ft

Recreational, Games room 21.42 Ft x 24.00 Ft

4pc Bathroom 9.50 Ft x 4.92 Ft

Primary Bedroom 16.42 Ft x 15.25 Ft

Laundry room 11.83 Ft x 6.00 Ft