



2316 1 Avenue Calgary Alberta

\$1,549,900

Exquisite & extensively upgraded 3+2 bedroom detached home designed by Paul Lavoie, offering over 4200 sq ft of luxurious living space. The expansive main level presents hardwood floors, high ceilings & is illuminated with recessed lighting, showcasing the front living room that shares a double sided fireplace with a spacious dining area with ample space to hold a large gathering. Create culinary masterpieces in the kitchen that's tastefully finished with large island/eating bar, sleek white cabinets, plenty of prep space, Miele appliances & cozy breakfast nook. Completing the main level is a mudroom & 2 piece powder room. Ascend the dramatic mono-stringer staircase to the second level that hosts a large bonus room, 3 bedrooms, each with a private ensuite. The primary retreat with access to a private balcony with new deck tiles, boasts a gorgeous walk-in closet & sumptuous 5 piece ensuite with dual sinks, relaxing freestanding soaker tub & oversized shower. Basement development includes a large family/media room with wet bar & wine storage, 2 additional bedrooms & a 3 piece bath. Other notable features include central air conditioning, central vacuum system, a whole-home audio controller/amplifier/keypads & surveillance camera system with local NVR. Outside, enjoy the beautifully landscaped front gardens & back yard with patio & pergola - both with an irrigation system. Parking is a breeze with a triple detached garage which has an epoxy coated floor. The central location can't be beat - close to trendy Kensington, Bow River pathways, schools, shopping, public transit & just minutes to downtown. (id:6769)

Family room 22.83 Ft x 18.42 Ft

Storage 7.42 Ft x 4.25 Ft

Other 4.25 Ft x 2.17 Ft

Bedroom 14.50 Ft x 11.00 Ft

Bedroom 15.00 Ft x 10.33 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 18.42 Ft x 15.42 Ft

Dining room 17.83 Ft x 12.58 Ft

Foyer 10.67 Ft x 9.33 Ft

Other 11.83 Ft x 6.67 Ft

2pc Bathroom .00 Ft x .00 Ft

Bonus Room 21.25 Ft x 11.08 Ft

Laundry room 9.00 Ft x 7.92 Ft

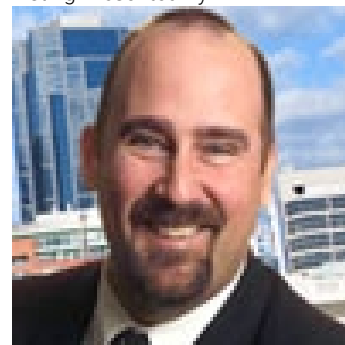
Primary Bedroom 13.50 Ft x 15.25 Ft

Bedroom 11.08 Ft x 10.83 Ft

Bedroom 11.58 Ft x 10.83 Ft

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Listing Presented By:



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Breakfast 10.00 Ft x 9.42 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 21.50 Ft x 19.92 Ft