

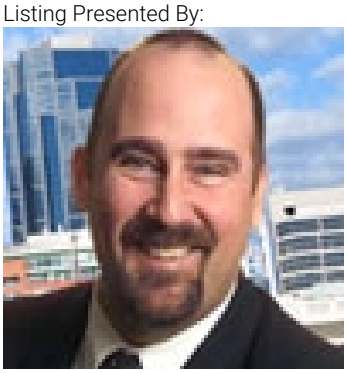
2316 State Road Calgary Alberta

$1,190,000

Designed for smaller families wanting a luxury lifestyle in an incredible inner-city location, this home combines access to a sought-after school district with something rarely found at this level - the ability to generate flexible rental income without sacrificing how you live. Set on an incredible 10,600 sqft lot [nearly 1/4 acre] in the prestigious pocket of Upper Scarboro, this magazine-worthy walk-out bungalow has undergone an extraordinary transformation with well over $400,000 invested in recent years. Some homes are renovated. Others are completely reimagined - this is definitely the latter. Revamped and redesigned by Reena Sotropa, the result is a home where beautiful aesthetics, thoughtful design and quality finishes come together effortlessly. Offering 1,462 sqft above grade plus a 1,158 sqft lower illegal suite, the home delivers five bedrooms, three bathrooms, two full kitchens, laundry up and down, an attached garage and laneway access - all in one exceptionally versatile property. Upstairs, the kitchen is a statement piece with two-tone cabinetry, stone counters, gas range, pantry and sit-up breakfast bar. Spacious living and dining areas are anchored by a feature wall and fireplace, while the soothing primary retreat offers a walk-in closet and gorgeous spa-inspired 5-piece ensuite. Two additional bedrooms and a chic wallpaper-wrapped 3-piece bathroom complete the level. Downstairs is anything but an afterthought. The bright walk-out lower level features a modern white kitchen with clean lines, stainless steel appliances and a punchy turquoise tile backsplash. Two more bedrooms, private patio access and an absolutely show-stopping 5-piece bathroom make the lower level every bit as impressive as the main floor. And this is where things get interesting. Live up and rent down. Live down and rent up. Or invest and rent both. With a short-term rental l...

Recreational, Games room 27.75 Ft x 11.92 Ft
Kitchen 14.08 Ft x 12.17 Ft
Furnace 15.00 Ft x 9.00 Ft
Bedroom 12.92 Ft x 9.42 Ft
Bedroom 12.58 Ft x 9.50 Ft
4pc Bathroom 12.17 Ft x 9.67 Ft
Primary Bedroom 14.58 Ft x 13.33 Ft
5pc Bathroom 9.92 Ft x 9.00 Ft
3pc Bathroom 5.25 Ft x 9.08 Ft
Dining room 17.00 Ft x 5.83 Ft
Kitchen 17.00 Ft x 14.00 Ft
Foyer 9.42 Ft x 7.00 Ft

Listing Presented By:



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Bedroom 10.92 Ft x 9.75 Ft

Laundry room 5.83 Ft x 5.67 Ft

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