



2327 77 Street Calgary Alberta

\$768,000

Live the Calgary dream in this stunning, luxury executive townhome in the prestigious Springbank Hill. Enjoy the lifestyle; only 15 minutes to downtown and a mere 55 minutes to beautiful Canmore. Whether it's an efficient morning commute or a spontaneous mountain escape, this location delivers it all. This beautifully designed 3-bedroom townhome blends modern style with warm, designer inspired touches throughout. The focal brick facade leads to the welcoming entry with a bright foyer, mirrored closet, and clean white tile, before opening into a spacious main floor with soft, light luxury hardwood laminate flooring and sleek black accents. 9ft flat panel ceilings with recessed led lighting allow for ample front to back natural light. The living room sits to the left, while the central kitchen offers white cabinetry, under-cabinet lighting, a long flush top granite island with seating for four, a black modern sink, pendant lighting, gas range, and a built-in panelled fridge for a seamless designer look. To the right, the dining area features contemporary LED lighting and patio doors leading to a balcony with stunning sunset skies and a peaceful treed view to the side. A discrete, stylish half bath finishes the main level and provides lower access to the double width, TRIPLE attached garage (tandem depth on one side). Upstairs, the primary bedroom captures beautiful light and mountain views above the rooftops, with a gorgeous tray ceiling, a walk-in closet and a modern ensuite featuring white finishes, black fixtures, and a fully tiled walk-in shower. Two additional bedrooms with peaked ceilings & full windows offer versatility, including a charming nursery with a soft woodland mural, and the other with a flexible Murphy bed, all centered with a lovely 4-piece bathroom, upper laundry, and space in the hallway for an accent table or open tech area. Offering central A/C,...

4pc Bathroom Measurements not available

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Primary Bedroom 11.50 Ft x 15.58 Ft

Bedroom 9.42 Ft x 10.42 Ft

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Other 7.42 Ft x 5.42 Ft

2pc Bathroom Measurements not available

Kitchen 15.42 Ft x 11.50 Ft

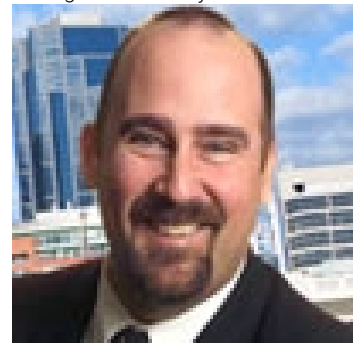
Dining room 13.50 Ft x 10.17 Ft

Living room 12.67 Ft x 12.42 Ft

Foyer 6.00 Ft x 5.33 Ft

Other 19.50 Ft x 6.50 Ft

Listing Presented By:



Originally Listed by:
Sotheby's International Realty
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<http://www.stevenhill.ca/>

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Other 5.00 Ft x 7.25 Ft

Laundry room 5.50 Ft x 5.25 Ft

Furnace 8.67 Ft x 7.58 Ft