

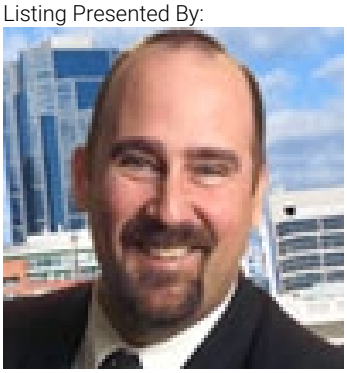
2417 30 Avenue Calgary Alberta

$1,850,000

Exceptional design, thoughtful functionality and an unbeatable location come together in this beautifully appointed home in desirable Richmond, just steps from the heart of Marda Loop. Offering over 3,500 sq. ft. of developed living space, 3+1 bedrooms and an impressive combination of timeless design and elevated finishes, this is a home that truly stands apart.The main floor is thoughtfully designed with 10' ceilings, engineered oak hardwood flooring and an abundance of natural light. A spacious front office offers an ideal work-from-home setting while providing a sense of separation and privacy from the main living areas. At the heart of the home, the kitchen features custom cabinetry, premium countertops, a high-end appliance package including a gas range, and a spacious walk-in pantry. Overlooking the dining and living rooms, it creates a natural gathering space for everyday living and entertaining. The adjacent living room is equally impressive, featuring a beautiful coffered ceiling and a striking fireplace with a marble tile surround.Upstairs, three generously sized bedrooms and a spacious laundry room provide excellent everyday functionality. The primary suite is a true retreat, featuring a private balcony, a luxurious ensuite with a steam shower and heated floors, and a separate custom-designed walk-in closet offering exceptional storage.The fully developed basement extends the home's versatility with a spacious family room, wet bar, dedicated wine room, fourth bedroom and full bathroom. A designated gym space provides the perfect setting for fitness enthusiasts, with the flexibility to convert into a fifth bedroom if desired.Outside, the south-facing backyard has been extensively transformed with a new composite deck, artificial turf, paver stone entertaining areas, extensive landscaping and a dedicated hot tub pad. A beautiful gas fireplace creates the p...

3pc Bathroom Measurements not available
Exercise room 11.58 Ft x 14.25 Ft
Family room 15.17 Ft x 19.17 Ft
Wine Cellar 6.00 Ft x 11.17 Ft
Bedroom 12.00 Ft x 12.17 Ft
Furnace 12.00 Ft x 12.17 Ft
Kitchen 12.67 Ft x 14.75 Ft
Other 5.42 Ft x 10.17 Ft
Pantry 5.00 Ft x 7.58 Ft
2pc Bathroom Measurements not available
Primary Bedroom 13.75 Ft x 15.50 Ft
Bedroom 11.00 Ft x 12.75 Ft

Listing Presented By:



Originally Listed by:
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https://melansonrealty.ca/

RE/MAX Realty Professionals

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Other 6.75 Ft x 11.00 Ft

Office 9.08 Ft x 15.00 Ft

Living room 13.67 Ft x 14.25 Ft

Dining room 9.42 Ft x 15.83 Ft

Bedroom 12.75 Ft x 13.00 Ft

Laundry room 5.75 Ft x 9.00 Ft

5pc Bathroom 11.33 Ft x 15.25 Ft