

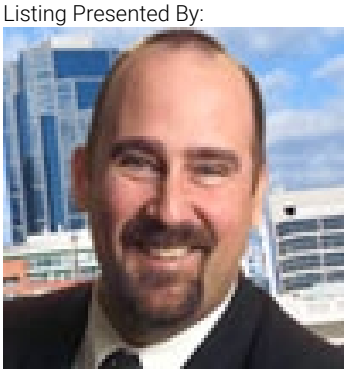
2420 21 Street Calgary Alberta

$1,149,000

WELCOME TO THIS EXCEPTIONAL BRAND-NEW LUXURY HALF DUPLEX IN THE HEART OF BANFF TRAIL, THOUGHTFULLY CRAFTED BY GLINT HOMES. Offering Pre-construction oppurtunity of the perfect blend of sophisticated design, functional living, and income potential, this stunning home is truly the complete package. Upon entry, The main floor features a bright open-concept layout designed for modern living, you're welcomed by a spacious foyer with a convenient closet and ample room for coats and shoes. The elegant dining area sets the tone for the home and seamlessly connects to the gourmet kitchen, showcasing premium stainless steel appliances, a pot filler, abundant cabinetry, and designer finishes, complemented by a dedicated office/den -ideal for working from home or as a flexible multi-purpose space. At the rear of the home, the sun-filled living room offers a cozy gas fireplace and large patio doors that flood the space with natural light while providing access to the massive backyard. A functional mudroom with built-in cabinetry and a conveniently located powder room completes the main floor. Upstairs, you'll find 3 spacious bedrooms, 2 full bathrooms, and a dedicated laundry area for ultimate convenience. The luxurious primary retreat is designed to impress, featuring his-and-her closets and a spa-inspired 5-piece ensuite complete with heated floors, dual vanity, freestanding tub, private water closet, and rough-in for a steam shower. Two additional generously sized bedrooms are thoughtfully positioned at the rear of the home and share a beautifully finished common bathroom. The fully finished basement adds incredible value with a legal 2-bedroom basement suite, complete with a full bathroom, separate laundry, and private living space - perfect for rental income, multi-generational living, or guests. Additional highlights include a double detached garage and quality craftsmans...

Bedroom 10.42 Ft x 12.50 Ft
Other 5.00 Ft x 5.33 Ft
4pc Bathroom 8.58 Ft x 5.33 Ft
Kitchen 10.25 Ft x 9.25 Ft
Living room 10.75 Ft x 12.50 Ft
Furnace 14.17 Ft x 6.33 Ft
Office 7.50 Ft x 6.08 Ft
Other 6.33 Ft x 5.50 Ft
Foyer 7.50 Ft x 6.33 Ft
2pc Bathroom 5.50 Ft x 5.50 Ft
Primary Bedroom 14.00 Ft x 11.33 Ft
5pc Bathroom 15.00 Ft x 8.58 Ft

Listing Presented By:



Originally Listed by:
Real Estate Professionals Inc.

RE/MAX Realty Professionals

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Bedroom 10.00 Ft x 10.00 Ft

Living room 14.50 Ft x 12.58 Ft

Kitchen 15.42 Ft x 11.00 Ft

Dining room 11.00 Ft x 12.58 Ft

Bedroom 11.00 Ft x 9.50 Ft

Bedroom 12.75 Ft x 9.25 Ft

4pc Bathroom 5.00 Ft x 8.75 Ft