



## 2503 20 Street Calgary Alberta

\$1,125,000

Illume Homes spectacular and unique rendition of a Semi-detached. Modern, classic, with a mid-century twist. The best feature of all, is this unit has a full legal suite, with separate entrance and furnace. This spacious home will check all your boxes. Featuring over 2300 square feet of developed, well crafted and luxurious. A Spacious main level features a front dining area, with floor to ceiling windows. A centre kitchen plan and large living room overlooking the sunny west yard, with floor to ceiling sliding doors opening to a huge deck. A large quartz waterfall central island is surrounded by an abundance of custom-crafted cabinetry. High end Bosch stainless steel appliances, with high quality woodwork found it much more elaborate homes, including a floor to ceiling pantry with pull out drawers. A fabulous Fireplace is your focal point in the living area, fully flanked with marble tile. This levels further features 10ft ceilings, hardwood throughout, and a fully customized mud room and powder room with designer fixtures. On the way to the upper floor you will be greeted by a wall of glass and an illuminated bannister. The upper level boasts three large bedrooms, flooding with natural light, and hardwood floors. The master suite showcases a luxury high end hotel suite. Soaring 14ft vaulted ceilings, an amazing ensuite with a european full shower-soaker tub glass enclosure, set amongst a frosted picture window. All this surrounded by italian tile, and glass. Dual vanities of course, over heated tile floors, and under cabinet floor lighting. A huge walk in closet, with all built in cabinetry. This primary bedroom is the perfect enclave for the executive couple. A second floor laundry room, full additional bath with dual sinks, and two spacious bedrooms with custom built in closets, and high ceilings. The lower level features a full legal suite w...

Primary Bedroom 13.00 Ft x 13.00 Ft

Bedroom 10.17 Ft x 10.75 Ft

Bedroom 11.42 Ft x 9.50 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 11.67 Ft x 9.33 Ft

Living room 13.42 Ft x 13.50 Ft

3pc Bathroom Measurements not available

Living room 13.08 Ft x 12.83 Ft

Dining room 13.00 Ft x 10.00 Ft

Kitchen 13.08 Ft x 12.83 Ft

2pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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