



## 2514 17 Street Calgary Alberta

\$1,349,999

This ultra-luxurious, custom-built home blends modern design with traditional charm, offering over 2,800 Sq ft of refined living space & is situated on a quiet treelined street in the trendy neighbourhood of capitol hill . Built by Edge Luxury Homes , known for their impeccable quality and creativity, the home features stunning architectural details including arches, steep peaks, and oversized windows that create striking curb appeal. Inside, enjoy top-tier finishes like wide-plank oak flooring, soaring 11-ft ceilings, and a chef's kitchen with high end Jenn-Air appliances, custom cabinetry, custom mill work through out and a hidden pantry. The open-concept living and dining areas are perfect for entertaining, while a private media wall with a gas fireplace adds warmth and style. The primary suite offers a vaulted ceiling, custom walk-in closet, heated ensuite floors, and a spa-like bathroom with a freestanding tub & a huge steam shower. Other two bedrooms have their own private en suite baths, Located just steps from The Majestic confederation park & golf course , trendy shops, restaurants, and just a short stroll to University Of Calgary, SAIT & both Children's And Foot hills Hospital. this home offers the ultimate in luxury and convenience. With smart home features, a fully developed basement with rec room ,bar and home gym area, complete with a bedroom & full bath, low-maintenance landscaping, huge rear deck & front patio are perfect for BBQ nights, it's ready for you to move in and enjoy. Don't miss this rare opportunity to own in one of Calgary's most sought-after neighbourhoods! (id:6769)

Recreational, Games room 14.67 Ft x 31.08 Ft

Bedroom 14.67 Ft x 9.92 Ft

4pc Bathroom 10.75 Ft x 5.00 Ft

Living room 12.92 Ft x 19.42 Ft

Dining room 15.92 Ft x 15.25 Ft

Kitchen 17.83 Ft x 24.00 Ft

Foyer 6.50 Ft x 6.33 Ft

Pantry 4.58 Ft x 9.92 Ft

2pc Bathroom 5.33 Ft x 5.00 Ft

Primary Bedroom 11.67 Ft x 12.92 Ft

5pc Bathroom 9.75 Ft x 12.50 Ft

Bedroom 9.67 Ft x 12.92 Ft

4pc Bathroom 6.75 Ft x 8.33 Ft

Bedroom 9.67 Ft x 19.42 Ft

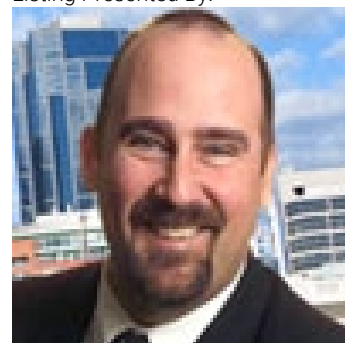
3pc Bathroom 6.17 Ft x 7.50 Ft

Laundry room 7.83 Ft x 5.83 Ft

Other 6.50 Ft x 20.25 Ft

Other 4.17 Ft x 5.33 Ft

Listing Presented By:



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