



2532 20 Street Calgary Alberta

\$1,149,900

This exceptional infill offers over 3,500 sq. ft. of living space in amenity-rich Marda Loop. Featuring 4 bedrooms, 3.5 bathrooms, sophisticated finishes, and an impressive home automation system, this beautifully appointed property combines timeless design with modern convenience. Situated on a 3,820 ft² lot with additional width and depth, this isn't your traditional infill and you can feel the extra space both inside and out. A grand foyer welcomes you with 9' ceilings and hardwood flooring flowing throughout the main level. The timeless kitchen features warm walnut cabinetry, built-in appliances including double wall ovens, a gas cooktop, an integrated hood fan, and an oversized granite island. The central kitchen includes an expansive walk-through pantry and opens to the main living areas, providing the optimal space for entertaining. A three-sided gas fireplace anchors the main living area, providing ambience for all living spaces. The great room has ample space for virtually any furniture design with a large window overlooking the backyard. Completing the main level is a large dining area, a front office/flex space with west-facing windows for optimal natural light, and a 2-pc powder room. Iron spindle railing guides to the upper level where intelligent design separates the primary suite and secondary bedrooms for optimal privacy. The expansive ~14'x18' primary suite is a true retreat complete with tray ceiling detail, an expansive walk-in closet with custom built-ins and an incredible 5-pc ensuite. Featuring dual sinks, a jetted soaker tub, a steam shower with 10mm glass, and a private water closet, the ensuite is the perfect owner retreat. Two additional bedrooms, a full bathroom, storage closets and a laundry room with a sink complete the upper level. The basement is an entertainer's dream, offering an expansive recreation room with a gas fireplace, custo...

Recreational, Games room 28.75 Ft x 20.92 Ft

Bedroom 11.50 Ft x 10.08 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Storage 7.50 Ft x 2.67 Ft

Storage 11.58 Ft x 7.67 Ft

Furnace 7.67 Ft x 7.42 Ft

Pantry 7.17 Ft x 6.42 Ft

Other 8.25 Ft x 7.17 Ft

Office 13.08 Ft x 10.75 Ft

2pc Bathroom 7.00 Ft x 5.42 Ft

Primary Bedroom 18.58 Ft x 13.42 Ft

5pc Bathroom 18.58 Ft x 9.42 Ft

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Listing Presented By:



Originally Listed by:
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<http://www.kevinfrench.ca/>

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Foyer	12.33 Ft x 10.00 Ft	Other	9.50 Ft x 9.17 Ft
Kitchen	18.50 Ft x 9.08 Ft	Bedroom	14.92 Ft x 10.58 Ft
Dining room	12.17 Ft x 10.58 Ft	Bedroom	16.92 Ft x 10.75 Ft
Great room	16.42 Ft x 14.00 Ft		