



260 22 Avenue Calgary Alberta

\$979,900

Welcome to this stunning residence effortlessly combining modern architectural design and thoughtful design in the heart of Tuxedo Park. The home boasts desirable SOUTH EXPOSURE complemented by large windows inviting warmth and light into every corner. Over 2600 SQFT provide ample space for comfort and functionality. This home comes equipped with 2 BEDROOM LEGAL SUITE, with side entrance & laundry facilities there is great potential as a mortgage helper. The main level unfolds with a spacious living room, featuring a fireplace and custom built millwork. The kitchen is uniquely placed at the back of the home providing a private & serene space for culinary creativity. It is adorned with custom cabinets, bar seating & expansive built-in pantry. The addition of a MAIN FLOOR OFFICE enhances productivity & organization. Adding to the convenience of the main floor is a half bathroom & mudroom, with custom built-in storage and bench. Upstairs the expansive primary suite welcomes you with sky high VAULTED CEILING and BALCONY, creating the ultimate luxurious retreat. The suite includes walk-in closet and outstanding 5-piece ensuite complete with free standing soaker tub and walk-in rain shower. Two secondary bedrooms share access to a modern 4-piece bath. Laundry room and & a linen closet enhance practicality and storage on this level. The legal basement suite makes an impression with vinyl plank flooring, modern kitchen design & quartz countertops. Separate laundry, 4-piece modern bathroom, and two bedrooms create a comfortable and stylish living space. Situated ideally in Tuxedo Park you'll enjoy Lina's Italian Market, Safeway, Starbucks, Munro Park and more. Commuting is a breeze with access to 16th ave, Edmonton Trail & Deerfoot Trail. This residence is more than just a home; it's a harmonious blend of design, functionality and location. Don't miss the opportunity to mak...

Bedroom 13.08 Ft x 9.92 Ft

Bedroom 10.00 Ft x 9.92 Ft

Kitchen 10.17 Ft x 8.42 Ft

Living room 9.92 Ft x 9.42 Ft

Laundry room 5.33 Ft x 4.50 Ft

4pc Bathroom .00 Ft x .00 Ft

Dining room 13.17 Ft x 10.17 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 14.00 Ft x 11.92 Ft

Other 8.25 Ft x 6.00 Ft

Bedroom 11.42 Ft x 10.00 Ft

Bedroom 10.00 Ft x 10.00 Ft

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Listing Presented By:



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RE/MAX House of Real Estate

RE/MAX Realty Professionals

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Living room 15.50 Ft x 13.17 Ft

Kitchen 17.00 Ft x 13.17 Ft

Office 6.75 Ft x 6.00 Ft

Laundry room 8.42 Ft x 5.42 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft