



## 2712 Lougheed Drive Calgary Alberta

\$2,349,900

Discover the perfect combination of style, comfort, and functionality in this exceptional 4-bedroom, 4.5-bathroom modern home. With over 4,000 square feet of meticulously designed living space on a 57-foot-wide lot, this property offers an unparalleled lifestyle. The exterior showcases a thoughtful blend of stucco, Hardie fibre-cement panels, natural stone, and wood accents, creating a sleek and contemporary aesthetic. Oversized triple-pane windows flood the interior with natural light, while the beautifully landscaped yard features a stained concrete patio, Wi-Fi-controlled irrigation, and security cameras on all corners for added convenience and peace of mind. Inside, the open-concept layout is accentuated by white oak hardwood floors and soaring 12-foot ceilings, offering an airy and spacious feel throughout. The chef's kitchen is a standout, featuring custom cabinetry with dovetail drawers, a large island with ample storage, and premium appliances, including a WOLF gas range, a built-in WOLF microwave oven, and a built-in SUBZERO fridge/freezer with an ice and water dispenser. The living room impresses with expansive windows that invite abundant sunlight, a striking three-sided gas fireplace with a plaster finish, and built-in speakers for seamless entertainment. The CONTROL4 smart system provides effortless control over heating, cooling, lighting, and entertainment, ensuring modern convenience at your fingertips. The primary bedroom is a serene retreat, offering tall windows, a plaster-finished feature wall, and a spa-like ensuite with a curbless steam shower, dual vanities, heated floors, and a smart toilet. A second bedroom on the main floor, complete with its own ensuite, provides comfort and privacy for guests or family members. The fully developed lower level is both functional and inviting. Highlights include in-floor heating, plush carpeting, a private ...

Exercise room 13.00 Ft x 13.00 Ft

Dining room 7.08 Ft x 10.25 Ft

Recreational, Games room 25.33 Ft x 25.83 Ft

Office 16.50 Ft x 13.83 Ft

4pc Bathroom 9.83 Ft x 5.58 Ft

Bedroom 9.92 Ft x 11.92 Ft

Primary Bedroom 13.75 Ft x 15.25 Ft

5pc Bathroom 13.92 Ft x 12.00 Ft

Other 6.08 Ft x 16.25 Ft

Laundry room 9.67 Ft x 5.92 Ft

Living room 16.00 Ft x 15.33 Ft

Dining room 16.00 Ft x 7.50 Ft

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Listing Presented By:



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**Bedroom** 13.67 Ft x 15.42 Ft

**4pc Bathroom** 5.50 Ft x 8.50 Ft

**Furnace** 8.92 Ft x 20.83 Ft

**Foyer** 9.33 Ft x 7.92 Ft

**Kitchen** 17.42 Ft x 13.42 Ft

**2pc Bathroom** 7.08 Ft x 3.92 Ft

**Other** 12.17 Ft x 8.00 Ft