



# 2805 14 Avenue Calgary Alberta

\$1,229,000

A RARE TREASURE IN SHAGANAPPI! Constructed on a 27 ft wide corner lot, this extraordinary, detached residence boasts over 2850 total sq ft space of living, an ideal layout, build by Next New Home LTD and premium designed by Blumer Homes. Shaganappi offers the epitome of inner-city living, with all the conveniences of urban life at your fingertips. This brand-new dwelling is just moments away from Shaganappi Golf Course, Edworthy Park, the picturesque Douglas Fir Trail, and the extensive Bow River Pathway System, reachable with a quick 10-minute bike ride. You're conveniently located within walking distance of the LRT and multiple schools for every age group! Additionally, the diverse local shops and cozy cafes in Shaganappi and surrounding areas provide a delightful range of weekend activities and daily coffee meetups. This upgraded home showcases both elegance and functionality, featuring luxurious finishes throughout. This LUXURIOUSLY HOME is truly unique with a fantastic contemporary 2-storey, with a mix of 10 and 11 ft HIGH Ceilings on the main and second levels, along with expansive windows, make for bountiful natural light. Because the lot is 27 ft wide, rather than the common 25 ft, this home is two feet wider than most competitors. That makes a real difference, one you will feel the moment you walk in. MAIN FLOOR design features include a large proper foyer entry. Beautiful custom staircase. Modern customized kitchen with lots of cabinetry, quality quartz countertop, convention stove and double cooking build-in oven and microwave. Engineer flooring, modern lights feature. In the main floor there is a bright office (or extra bedroom). Excellent kitchen. Large and very bright elegant dining room and great room with a fireplace that encourage relaxation. And a surprisingly large MUD ROOM with a closet and bench opposite. There are brand new modern blinds alre...

Primary Bedroom 18.50 Ft x 11.91 Ft  
 5pc Bathroom 20.01 Ft x 5.58 Ft  
 Laundry room 9.00 Ft x 6.82 Ft  
 4pc Bathroom 9.91 Ft x 5.00 Ft  
 Bedroom 12.66 Ft x 10.33 Ft  
 Bedroom 11.91 Ft x 10.92 Ft

3pc Bathroom 9.32 Ft x 4.82 Ft  
 Furnace 9.32 Ft x 9.32 Ft  
 Bedroom 14.92 Ft x 9.19 Ft  
 Other 8.83 Ft x 6.50 Ft  
 Kitchen 12.57 Ft x 10.76 Ft  
 Living room 14.01 Ft x 17.91 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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Other 12.57 Ft x 7.68 Ft

Media 16.34 Ft x 16.50 Ft

Bedroom 10.01 Ft x 11.00 Ft

2pc Bathroom 3.35 Ft x 7.51 Ft

2pc Bathroom 2.76 Ft x 7.68 Ft

Other 9.42 Ft x 7.74 Ft

Dining room 10.50 Ft x 10.76 Ft