



# 3420 Exshaw Road Calgary Alberta

\$1,288,800

A true reflection of what a modern, luxury infill should be! This MOVE-IN READY 2-storey DETACHED infill in BANFF TRAIL awaits your family to call it home. This stunning home provides abundant finished living space across three bedrooms above grade, a fully developed basement w/ bar area, and luxury upgrades & finishes throughout. The open-concept main floor features 10-FT CEILINGS, large exterior windows, and wide-plank engineered hardwood flooring. The spacious kitchen sits at the center of the bright main level, drawing in the eye with quartz countertops, stunning custom cabinetry with soft-close hardware, and a full-height QUARTZ backsplash with luxurious POT FILLER. The oversized central island gives you lots of extra space for day-to-day prep and features waterfall edges, ample bar seating, a wine fridge, & a dual basin under-mounted black silgranit sink, while the built-in pantry offers tons of storage. To top it all off, this upscale kitchen comes with a premium stainless steel appliance package: a 6-burner gas cooktop, built-in hood fan, French door refrigerator, built-in wall oven & microwave, & dishwasher. The dining room overlooks the sunny South-facing yard & offers a stunning light grey feature wall. The living room continues the grand feeling of this spectacular home, with an inset gas fireplace with stone surround with custom built-ins on either side and an incredible 4-panel double sliding glass door bringing you onto the back deck! The living space continues with a side mudroom with a built-in closet, a large front foyer with a built-in closet, plus an elegant 2-pc powder room. Modern Glass Railing & OPEN RISER stairs lead to the upper floor where you'll find two secondary bedrooms - one with a WALKTHROUGH CLOSET to the private 3-PC ENSUITE, the other w/ a walk-in closet & access to the main 4-pc bath, and a large laundry room with quartz countert...

Primary Bedroom 14.92 Ft x 12.17 Ft

Other 14.67 Ft x 5.83 Ft

Bedroom 11.00 Ft x 10.75 Ft

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Laundry room 8.33 Ft x 5.92 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Bedroom 13.17 Ft x 11.50 Ft

Recreational, Games room 24.33 Ft x 17.08 Ft

4pc Bathroom 9.83 Ft x 5.75 Ft

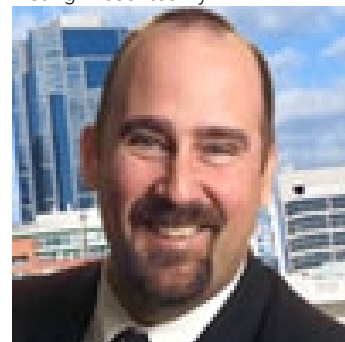
Living room 18.50 Ft x 14.17 Ft

Kitchen 21.00 Ft x 8.33 Ft

Dining room 16.67 Ft x 11.42 Ft

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Listing Presented By:



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5pc Bathroom 12.00 Ft x 8.17 Ft

2pc Bathroom 5.92 Ft x 5.33 Ft