



# 404 21 Avenue Calgary Alberta

\$2,150,000

**\*\*OH SAT OCT 5 & SUN OCT 6 12:00-2:00\*\*** Welcome to a modern architectural masterpiece in Mount Pleasant by CCC Homes, where luxury flows across 4,040+ sq ft of fully finished, designer space! A breathtaking Spanish tile feature wall welcomes you in the front foyer w/ views of the wood-wrapped stairwell w/ inset lighting & two stories of windows! 11-FT ceilings lead you to the elegant powder room w/ designer Kallista cast bronze decorative vessel sink & the front office w/ custom millwork, walnut wood panelling, & leather-finished granite countertop. The open-concept, high-end kitchen is a showstopper, with ceiling-height cabinetry alongside an incredible full-height Spanish slab tile backsplash & custom tile-wrapped hood fan. The oversized central island features natural leather-finished granite & Canadian-manufactured designer Bocci pendant lights. The premium JennAir appliance package includes a gas cooktop, panelled 48-in refrigerator, double wall oven, microwave drawer, & panelled dishwasher. This kitchen is also an entertainer's dream, w/ a walk-in pantry w/ built-in shelving & a PREP KITCHEN w/ quartz counter, Spanish tile backsplash, S/S sink, upper & lower cabinetry, plus a second gas range & dishwasher. The dining area has a DACOR 7-ft tall BUILT-IN WINE COLUMN alongside ceiling-height walnut wood panelling w/ open illuminated glass display shelves. The spacious living room centres on a gas fireplace w/ full-height stone surround, walnut panelling, Spanish tile built-in bench, LED lighting, & dual sliding glass doors to take you out to the maintenance free composite deck. You can also access the deck & the DETACHED TRIPLE CAR GARAGE w/ 10-ft ceilings through the rear mudroom finished with a bench, walnut panelling, & custom storage along two walls. Upstairs features 10-FT ceilings & a bright bonus room w/ built-in media centre w/ PRIVATE SOUTH-FACING BALC...

4pc Bathroom 7.92 Ft x 4.92 Ft

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5pc Bathroom 11.92 Ft x 10.50 Ft

Bedroom 15.25 Ft x 12.00 Ft

Bedroom 11.92 Ft x 10.67 Ft

Laundry room 11.67 Ft x 6.42 Ft

Bedroom 13.92 Ft x 11.83 Ft

Recreational, Games room 24.08 Ft x 11.08 Ft

Family room 30.83 Ft x 12.58 Ft

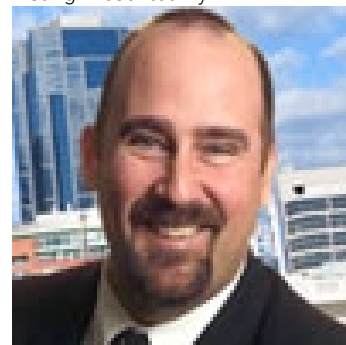
Furnace 13.33 Ft x 10.42 Ft

2pc Bathroom 5.75 Ft x 5.75 Ft

Dining room 11.25 Ft x 8.67 Ft

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Listing Presented By:



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Bonus Room 15.92 Ft x 13.08 Ft  
Primary Bedroom 16.00 Ft x 15.42 Ft  
Other 11.75 Ft x 6.75 Ft  
3pc Bathroom 9.67 Ft x 5.92 Ft

Foyer 8.42 Ft x 9.75 Ft  
Kitchen 20.00 Ft x 11.75 Ft  
Living room 19.83 Ft x 16.17 Ft