



## 417 22 Avenue Calgary Alberta

\$1,019,900

Warm, refined, and easy to live in. This BRAND-NEW infill in beautiful MOUNT PLEASANT blends clean-lined design with everyday function, giving you bright social spaces and calm, cozy zones for ultimate family living. Step in from the covered entry to a practical foyer with a built-in bench. The dining room sits by the front windows for lots of natural light, with an open flow into the stunning kitchen. The kitchen anchors the main floor with a long island for casual meals and prep, with lots of lower drawers and upper storage along the outside wall. Neutral and stunning grey quartz wraps the island and countertops alongside the upgraded appliance package, including a gas cooktop, a built-in wall oven and microwave, and a French door fridge. At the back, the living room centers on a sleek GAS FIREPLACE wrapped in matte designer tile laid in a modern "bamboo" stack layout. Big windows pull in afternoon light and frame the walkout to the WOOD DECK for summer night hangouts. Everyday stuff stays under control thanks to a hardworking rear MUDROOM with bench and a WALK-IN CLOSET. Before heading upstairs, the private powder room enjoys more of the stunning quartz found in the kitchen, with designer lighting overhead. Upstairs, the primary suite is a retreat. A VAULTED CEILING with a TRAY FEATURE adds airy height, while the generous WALK-IN CLOSET makes getting ready feel organized. The ensuite leans spa with a double vanity, a soaking tub, and a glass shower with a bench. Professionally designed, high-end quartz and designer tiles in minimal light greys and creams keeps it calm and timeless. Two additional bedrooms share a full bath finished with vertically stacked matte tile and large-format floors for a boutique-hotel vibe. The laundry room is right where you want it, with upper cabinets to stash the essentials. The lower level opens up serious versatility. Designed as ...

Primary Bedroom 11.83 Ft x 11.75 Ft

Other 16.92 Ft x 5.75 Ft

Bedroom 11.08 Ft x 8.67 Ft

Bedroom 12.08 Ft x 8.75 Ft

Laundry room 8.25 Ft x 5.42 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Living room 11.17 Ft x 9.00 Ft

Laundry room 10.00 Ft x 3.17 Ft

4pc Bathroom 9.58 Ft x 4.92 Ft

Furnace 9.42 Ft x 6.67 Ft

Living room 15.50 Ft x 12.08 Ft

Kitchen 16.42 Ft x 9.00 Ft

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5pc Bathroom 10.33 Ft x 8.25 Ft

Bedroom 11.33 Ft x 9.58 Ft

Kitchen 11.17 Ft x 8.17 Ft

Other 8.58 Ft x 3.75 Ft

2pc Bathroom 5.58 Ft x 5.00 Ft

Dining room 12.25 Ft x 10.17 Ft