



# 4308 Anne Avenue Calgary Alberta

\$2,950,000

Luxurious inner-city masterpiece! No detail has been left out of this modern and elegant home on a massive 70' x 125' lot in prestigious Britannia. Immediately impressive is the stunning architecture and gorgeous curb appeal. The interior is equally as striking with grand ceilings, quality craftsmanship, and an abundance of natural light all centered around the glamorous curved wrought iron staircase. Elegant dinner parties and intimate gatherings will transpire in the stunning formal dining room with butler's pass through. Gather for a post dinner drink and conversation in the adjacent living room with stone encased wood burning fireplace. Gaze past the spacious music area showcasing the grand piano and your sight will most certainly stop on the incredibly crafted wrought iron doors and magnificent wood archway with built in bookshelves that form the walk through to the family room. The family room, with its full wall of windows, streams in sunshine and showcases the view of mature trees in and surrounding the back yard. Culinary adventures await in the upscale gourmet kitchen featuring high-end appliances, granite countertops, a huge center island, and a cozy and inviting breakfast nook. Ascend the enchanting staircase illuminated by artistry lighting to the upper level library/sitting area and curl up with a good book. French doors open to reveal a private office for a quiet work space. The primary bedroom is an indulgent escape, inviting romantic evenings around the fireplace while soaring ceilings provide an airy ambience. The custom walk-in closet will amply house even the most extensive wardrobe, and the lavish ensuite will leave you feeling spoiled daily with the extensive granite countertops, make-up vanity, deep soaker tub and separate shower. Both additional bedrooms on this level are spacious and bright with vaulted ceilings and beautiful window seats,...

Primary Bedroom 16.00 Ft x 14.83 Ft

Bedroom 14.67 Ft x 12.50 Ft

Bedroom 14.17 Ft x 14.00 Ft

4pc Bathroom Measurements not available

Bedroom 15.50 Ft x 13.33 Ft

Recreational, Games room 35.33 Ft x 15.50 Ft

Family room 18.67 Ft x 16.67 Ft

Foyer 10.33 Ft x 8.83 Ft

Other 19.00 Ft x 15.92 Ft

Dining room 16.00 Ft x 13.33 Ft

2pc Bathroom Measurements not available

Den 14.67 Ft x 13.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141

darylcarlson@shaw.ca

**Other** 11.17 Ft x 10.33 Ft

**Laundry room** 14.17 Ft x 10.00 Ft

**Living room** 22.33 Ft x 16.17 Ft

**Other** 17.00 Ft x 12.33 Ft

**5pc Bathroom** Measurements not available

**5pc Bathroom** Measurements not available