

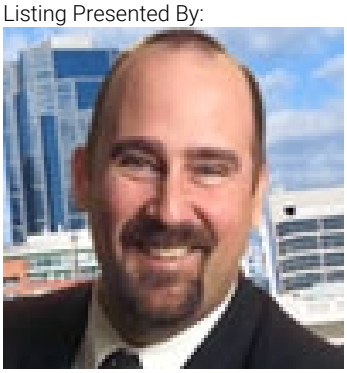
44 Collingwood Place Calgary Alberta

$1,198,000

Downtown and Mountain Views, COLLINGWOOD LUXURY CUSTOM HOME | ATTACHED DOUBLE GARAGE | 2 BDRM BASEMENT LEGAL SUITE. Welcome to 44 Collingwood Place, a stunning custom-built residence on a 32' x 100' lot offering over 3,210 sq. ft. of total developed living space. Thoughtfully designed with exceptional attention to detail, this home combines modern luxury and functionality with impressive views of downtown and the Rocky Mountains. The main floor features 10' ceilings, a bright south-facing dining area, and a chef-inspired kitchen with an oversized island, quartz countertops and backsplash, LED under-cabinet lighting, full-height cabinetry, a 36" gas range, and a pot filler. A dedicated coffee bar with cabinetry and a beverage fridge adds convenience, while a private office is tucked behind a sliding barn door. The living room offers a fireplace, custom LED-lit shelving, and in-ceiling speakers. A powder room and mudroom with floor-to-ceiling custom cabinetry complete the level. The attached double garage is fully insulated and drywalled, with a 200-amp electrical service, a gas heater rough-in, and an EV charger rough-in. Upstairs, the primary retreat showcases breathtaking downtown and mountain views, a large walk-in closet, and a spa-inspired ensuite with dual vanities, an oversized soaker tub, a steam shower with dual niches, and a separate vanity station with an illuminated mirror. The laundry room includes quartz counters, a sink, and full-height cabinetry. Two additional bedrooms overlook Nose Hill Park and feature custom closet built-ins. A full bathroom and linen closet complete this level. All full bathrooms include in-floor heating and LED underlighting. The fully legal 2-bedroom basement suite features 9' ceilings, a spacious kitchen, large living area, two bedrooms, and its own kitchen and laundry appliance package--ideal for extended family or rental in...

Bedroom 11.42 Ft x 11.92 Ft
Recreational, Games room 15.25 Ft x 20.08 Ft
4pc Bathroom .00 Ft x .00 Ft
Bedroom 11.42 Ft x 11.42 Ft
Kitchen 9.92 Ft x 7.92 Ft
Dining room 16.25 Ft x 10.58 Ft
Other 7.67 Ft x 12.25 Ft
2pc Bathroom .00 Ft x .00 Ft
Bedroom 11.42 Ft x 11.67 Ft
Laundry room 7.92 Ft x 5.58 Ft
4pc Bathroom .00 Ft x .00 Ft
Primary Bedroom 16.25 Ft x 16.08 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

https://www.a4apple.ca/

RE/MAX Realty Professionals

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Living room 15.42 Ft x 12.92 Ft

Office 9.42 Ft x 6.75 Ft

Kitchen 18.58 Ft x 15.25 Ft

Bedroom 11.25 Ft x 11.92 Ft

6pc Bathroom .00 Ft x .00 Ft