



4511 17 Street Calgary Alberta

\$1,899,500

Welcome to a home that doesn't just impress - it effortlessly elevates. Built by inner city specialists Alliance Custom Homes, this brand-new 3-STOREY DETACHED infill is a masterclass in modern elegance. Every finish, every fixture, every square inch is intentional. From the moment you walk in, it's clear: this isn't just a house, it's a lifestyle. Inside, you're greeted by a soft, natural palette and sunlight pouring in through oversized windows. The wide-plank oak floors stretch across the main level, grounding the open layout with warmth and flow. The front foyer with built-ins leads directly into the bright and serene dining area, with oversized windows and designer lighting. A statement island and floor-to-ceiling custom cabinetry draw your eye into the kitchen and anchor the space, complemented by designer fixtures, upgraded high-end WOLF and SUB ZERO appliances, and a seamless backsplash that wraps up the wall. Through to the back of the home, the living room offers a cozy and sophisticated retreat, with custom millwork, a striking gas fireplace, and clean-lined built-ins frame the space. Oversized bi-parting patio doors lead you outside to the backyard...and what a backyard it is! Zero-maintenance landscaping, a modern patio with paving stones, and an outdoor gas fireplace create a quiet, cozy oasis to unwind or entertain! Upstairs, you'll find two spacious secondary bedrooms, each with walk-in closets and stylish private ENSUITES. A dedicated home office offers a quiet escape for work-from-home days, while a spacious laundry room makes life easy with custom storage and quartz countertops. The bonus room on this level features a custom-built TV cabinet - an ideal space to kick back and unwind. Then it's up to the top floor, reserved entirely for the primary retreat! The bedroom features a full-wall built-in and connects to a walkthrough closet that leads in...

Bedroom 12.08 Ft x 12.00 Ft

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Office 10.58 Ft x 6.33 Ft

Bonus Room 11.92 Ft x 10.58 Ft

Laundry room 8.75 Ft x 5.67 Ft

3pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 14.00 Ft x 10.33 Ft

Recreational, Games room 16.25 Ft x 16.08 Ft

Furnace 9.75 Ft x 8.33 Ft

4pc Bathroom Measurements not available

Living room 17.50 Ft x 16.00 Ft

Listing Presented By:



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RE/MAX House of Real Estate

<https://innercityinfills.ca/>

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4pc Bathroom Measurements not available

Primary Bedroom 17.50 Ft x 13.33 Ft

Other 9.33 Ft x 5.92 Ft

Bonus Room 17.50 Ft x 14.58 Ft

Kitchen 17.50 Ft x 8.75 Ft

Dining room 12.50 Ft x 12.08 Ft

2pc Bathroom Measurements not available