

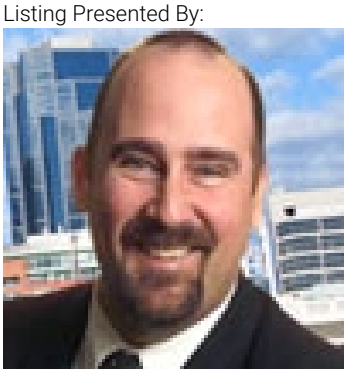
4513 17 Street Calgary Alberta

$1,825,000

* OPEN HOUSE - FRIDAY, NOV. 6, 5:30-7:30PM * Welcome to a home that feels effortlessly refined, where thoughtful design enhances the way you live. Built by inner city specialists Alliance Custom Homes, this brand-new 3-STOREY DETACHED infill brings modern elegance. Every finish, fixture, and square foot is intentional.Inside, you're greeted by a soft, natural palette and sunlight pouring in through oversized windows. The herringbone 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 with curved edges and floor-to-ceiling custom cabinetry draw your eye into the kitchen and anchor the space, complemented by designer fixtures, upgraded high-end appliances, and a seamless quartz backsplash that wraps up the wall. The custom hood fan with integrated lighting makes this kitchen just as memorable as it is beautiful.Through to the back of the home, the living room offers a cozy retreat, with custom arched millwork, a striking gas fireplace, and designer tile to elevate the space. Oversized patio doors lead you outside to the backyard...and what a backyard it is! Zero-maintenance landscaping, a modern patio, garden bed and an outdoor gas fireplace create a quiet, cozy escape 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 space 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 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 walk...

Bedroom 12.17 Ft x 13.83 Ft
Bedroom 12.17 Ft x 13.42 Ft
Office 10.50 Ft x 6.33 Ft
Bonus Room 19.33 Ft x 12.08 Ft
Laundry room 8.67 Ft x 5.67 Ft
3pc Bathroom 6.83 Ft x 8.83 Ft
4pc Bathroom 6.75 Ft x 8.25 Ft
5pc Bathroom 9.17 Ft x 11.33 Ft
Other 3.00 Ft x 8.42 Ft
Bedroom 11.33 Ft x 12.08 Ft
Recreational, Games room 16.17 Ft x 18.75 Ft
Furnace 8.17 Ft x 8.83 Ft
3pc Bathroom 8.67 Ft x 4.92 Ft
Other 8.58 Ft x 2.58 Ft

Listing Presented By:



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RE/MAX House of Real Estate

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Primary Bedroom 17.33 Ft x 13.42 Ft

Other 9.17 Ft x 5.75 Ft

Bonus Room 17.42 Ft x 14.58 Ft

Other 4.50 Ft x 10.25 Ft

Living room 17.50 Ft x 16.50 Ft