



# 475 22 Avenue Calgary Alberta

\$1,389,000

Welcome to this energy efficient custom-built home with over 3600 sq. ft. of developed living area! With the sleek interior boasting 10 ft. ceilings on the main level, this home offers a spacious and inviting atmosphere. You will immediately notice the modern aesthetic, accentuated by concrete epoxy floors throughout, with in-floor radiant heating. Large triple pane windows flood the space with natural light, while a skylight in the stairwell adds to the airy ambiance. The main level exudes modernity, featuring a chic kitchen with concrete countertops, stainless-steel appliances, a walk-in pantry, under cabinet lighting, and glass backsplash enhance both functionality and style. Genuine Barn wood accents add a touch of rustic charm, blending seamlessly with the design. The adjacent living/dining area is anchored by a gas fireplace and custom-built desk, offering ample space for relaxation and entertainment. Ascending the open staircase to the upper level with 9 ft. ceilings, you'll find the primary bedroom, which boasts a spacious walk-in closet, a cozy reading nook, and a luxurious 4-piece ensuite with double showerheads. The laundry room, conveniently located on this level, has built-in clothes drying racks for convenience. Two additional large bedrooms on the upper level offer comfortable living quarters with generous closet space and natural light. The basement offers 9 ft ceilings, a large rec/family room perfect for gatherings with a built-in climbing wall (moonboard) and kids play nook add to the fun and functionality of the space. A 3-piece bathroom with a dry cedar sauna provides a luxurious retreat, while the impressive mechanical room is the heart of the home and ensures efficient operation. The private backyard oasis beckons with a large, covered deck, expansive yard space, and an oversized 3-car garage for vehicles and storage. THE GREEN STUFF- ICF wal...

5pc Bathroom 7.92 Ft x 10.83 Ft  
 Primary Bedroom 14.58 Ft x 21.58 Ft  
 5pc Bathroom 9.50 Ft x 10.58 Ft  
 Bedroom 10.42 Ft x 10.83 Ft  
 Bedroom 13.08 Ft x 12.08 Ft  
 Laundry room 8.00 Ft x 7.42 Ft  
 Other 4.92 Ft x 13.92 Ft  
 3pc Bathroom 10.33 Ft x 10.67 Ft

Recreational, Games room 19.67 Ft x 26.75 Ft  
 Storage 5.92 Ft x 8.42 Ft  
 Furnace 7.83 Ft x 11.17 Ft  
 Foyer 5.25 Ft x 10.08 Ft  
 2pc Bathroom 5.00 Ft x 4.92 Ft  
 Other 16.75 Ft x 17.17 Ft  
 Living room 19.67 Ft x 14.92 Ft  
 Other 12.17 Ft x 19.08 Ft

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**RE/MAX Realty Professionals**

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Bedroom 13.92 Ft x 12.33 Ft

Office 14.50 Ft x 7.58 Ft