



554 Marine Drive Calgary Alberta

\$2,550,000

Resplendent LAKESIDE LIVING in this awe-inspiring 3+1 bedroom estate home with FULLY DEVELOPED WALK-OUT BASEMENT offering over 5300 sq ft of luxurious living space & countless upgrades throughout. The eye-popping main level presents Haro wide plank hardwood flooring, towering ceilings & picturesque lake views at every turn. The expansive living room presents a commanding custom floor to ceiling fireplace with granite surround, which is open to the dining area with more than enough space to host a large family gathering or dinner party. Create culinary masterpieces in the dream kitchen featuring a large island with 3" quartz counter top & eating bar, bespoke cabinetry, Miele built-in appliance package including built-in coffee maker, massive wine closet & bright breakfast nook. Bring the outdoors in with effortless access through the folding patio doors to the upper deck with Napoleon built-in BBQ, outdoor weatherproof 45" TV, phantom screen, flush mount deck heater & vistas of the lake. A private office with lake views is tucked away just off the kitchen - perfect for productive work from home days. Completing the main level is a convenient mudroom & 2 piece powder room. An open riser staircase with glass railing leads to the second level with spacious bonus room & wet bar, 3 bedrooms, a 4 piece guest bath & laundry room with sink & storage. The primary bedroom with vaulted ceiling & private balcony boasts a huge walk-in closet & opulent 5 piece ensuite with dual sinks, make-up vanity, tranquil freestanding soaker tub & oversized glass enclosed shower. The second bedroom features a vaulted ceiling & the third bedroom includes a private 4 piece ensuite. The fully developed walk-out level with 10' ceilings is ideal for family time. Enjoy movie or game night in the fully equipped theatre room with 4K projector, 135" screen & custom 7.1 home theatre system. The recreat...

Recreational, Games room 15.83 Ft x 19.17 Ft

Media 14.75 Ft x 20.00 Ft

Bedroom 11.83 Ft x 12.08 Ft

4pc Bathroom Measurements not available

Kitchen 22.25 Ft x 18.83 Ft

Dining room 19.42 Ft x 21.33 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 13.92 Ft x 6.33 Ft

Bonus Room 15.50 Ft x 15.42 Ft

Primary Bedroom 14.83 Ft x 14.83 Ft

Bedroom 10.92 Ft x 14.92 Ft

Bedroom 11.42 Ft x 12.92 Ft

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Listing Presented By:



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RE/MAX Real Estate (Central)

<http://www.tanyaeklundgroup.ca/>

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Living room	16.42 Ft x 19.00 Ft	5pc Bathroom	.00 Ft x .00 Ft
Breakfast	12.67 Ft x 8.00 Ft	4pc Bathroom	.00 Ft x .00 Ft
Office	12.00 Ft x 12.00 Ft	4pc Bathroom	.00 Ft x .00 Ft
Other	9.92 Ft x 8.08 Ft		