



65 Galway Crescent Calgary Alberta

\$1,585,000

The rarest of opportunities to own an exquisite custom designed two storey residence, with large lot, in the SW neighbourhood of Glamorgan. This established 'close in' district is perfectly located within minutes to downtown, Mount Royal University, shopping, and endless recreation. The epitome of Craftsman charm with incredible curb appeal; over 3900 sf of developed living, 3 bedrooms up plus office (4th bedroom?) and 3.5 baths, there is space for every family member. Insulated concrete form construction (11 inch walls), immaculate heated hardwood and stone flooring on the main with carpet up/downstairs. Separate living, dining, kitchen with eating nook, and den on the main level. Stunning designer kitchen and centrepiece island built with a massive single slab of Brazilian granite. High-end Dacor black & stainless appliances including a six burner gas cooktop and two built in ovens, dishwasher and microwave. Love the banquette eating nook or formal dining room for small or large gatherings. Additional french door is one of two entrances to the huge west facing back yard with concrete patio and raised yard. Large living room offers an impressive mantle with built-in shelving flanking the gas fireplace; french doors to covered front porch. Den (or office) conveniently located off the kitchen also accesses front porch. Upper level huge primary retreat with sitting area and east facing windows for morning sun. Large walk through closet into a 4pce ensuite with oversized steam shower, two vanities, water closet and 2nd walk-in closet. There are two additional large bedrooms with walk-in closets, as well as an office (could be used as a 4th bedroom). Lower level with massive recreation and games area. Separate gym and laundry - note the laundry chute from upper level! 3pce (wetroom) bathroom and storage rooms complete this flexible layout. Through the main level mudroom...

4pc Bathroom 9.33 Ft x 5.50 Ft

Bedroom 9.33 Ft x 9.58 Ft

Bedroom 11.92 Ft x 13.67 Ft

Bedroom 9.75 Ft x 13.25 Ft

Primary Bedroom 10.92 Ft x 15.92 Ft

4pc Bathroom 9.33 Ft x 14.00 Ft

Exercise room 8.17 Ft x 16.25 Ft

Laundry room 13.17 Ft x 5.25 Ft

Recreational, Games room 17.83 Ft x 25.67 Ft

Furnace 7.83 Ft x 9.00 Ft

Storage 11.75 Ft x 3.75 Ft

2pc Bathroom 5.08 Ft x 7.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR Realty

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Other 4.83 Ft x 10.92 Ft

Other 9.33 Ft x 7.75 Ft

Dining room 11.75 Ft x 15.67 Ft

3pc Bathroom 5.08 Ft x 10.25 Ft

Breakfast 10.25 Ft x 8.17 Ft

Den 9.50 Ft x 16.00 Ft

Foyer 11.42 Ft x 10.50 Ft