



## 708 Madison Avenue Calgary Alberta

\$3,399,999

Nestled in the heart of Britannia, this stunning West Coast contemporary home offers the epitome of luxurious urban living. Boasting nearly 6000 SqFt of developed space on an oversized lot, this five-bedroom masterpiece features four bedrooms on the second level, each with its own ensuite bathroom, ensuring unparalleled comfort and functionality for families. A heated driveway and front walkway means no shoveling during the winter months! Head inside and be welcomed by the expansive open floorplan, highlighted by a chef's dream kitchen complete with imported European cabinetry, high-end Wolf and Miele appliances including a gas cooktop, espresso machine, built-in ovens, and multiple dishwashers. An entertainer's dream, the Control4 Home Automation System makes it easy to control music, lights, security, and more throughout the home. Enjoy seamless indoor-outdoor living with a large entertaining deck off the main floor dining room, a private South facing balcony with an outdoor fireplace, and an additional covered outdoor area off the lower level. The walkout basement offers a media room, games area, personal gym, and additional bedroom suite to ensure all your families needs are met. A detached dwelling at the back provides endless possibilities for an indoor golf simulator, large gym, indoor sports training, studio space, storage, and has potential to serve as a nanny suite or guest space. Step out your door and enjoy the easy access to Britannia Off Leash Park and Elbow River pathways. Just minutes from downtown Calgary and surrounded by vibrant cafes, restaurants, and shops, this home is a rare blend of elegance and convenience in one of Calgary's most sought-after neighborhoods.

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Primary Bedroom 17.42 Ft x 15.92 Ft

Bedroom 15.50 Ft x 12.50 Ft

Bedroom 14.67 Ft x 11.83 Ft

Bedroom 15.00 Ft x 11.17 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Recreational, Games room 17.50 Ft x 17.25 Ft

Family room 19.33 Ft x 14.17 Ft

Bedroom 15.17 Ft x 13.00 Ft

Other 9.67 Ft x 8.17 Ft

3pc Bathroom Measurements not available

Kitchen 21.58 Ft x 12.92 Ft

Laundry room 14.75 Ft x 9.58 Ft

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

Listing Presented By:



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eXp Realty

<https://dexterandco.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

**6pc Bathroom** Measurements not available

**Living room** 20.67 Ft x 15.83 Ft

**Pantry** 9.75 Ft x 5.75 Ft

**Dining room** 20.33 Ft x 17.17 Ft

**Media** 20.75 Ft x 15.42 Ft