



# 806 23 Avenue Calgary Alberta

\$1,279,000

\*\*\*OPEN HOUSE SATURDAY MARCH 14 | 11:00 AM - 3:00 PM\*\*\* Welcome to Ramsay and its newest luxury infill on the picturesque 23 Ave SE. This exceptional home blends architectural character with modern design, creating timeless curb appeal with its triple-arch front elevation, detailed masonry, and durable Hardie Board siding, all complemented by clean, low-maintenance landscaping. Step inside and you will immediately notice the scale and craftsmanship that make this home stand out. The main floor features impressive 11-foot ceilings, a striking 10-foot custom entry door, and 10-foot Lux windows that fill the space with natural light. The open-concept layout is centred around a stunning 14-foot quartz waterfall island and micro-shaker cabinetry, creating the perfect space for both everyday living and entertaining. A cozy gas fireplace and a beautifully designed powder room add character, while continuous site-finished engineered hardwood flooring ties the entire level together. Upstairs you will find three bright and spacious bedrooms, thoughtfully designed for comfort and functionality. The primary suite feels like a private retreat, highlighted by a soaring 13-foot vaulted ceiling. The spa-inspired ensuite features heated tile floors, and the custom walk-in closet is finished with a dramatic barrel ceiling and continued hardwood flooring. The fully developed basement offers even more space to relax and entertain. It includes a fourth bedroom, a large recreation room, and a stylish cocktail bar that is perfect for hosting guests. Located just steps from downtown, breweries, coffee shops, restaurants, parks, and a K-6 school, this home offers an ideal blend of lifestyle and convenience. (id:6769)

Primary Bedroom 15.17 Ft x 11.58 Ft  
 5pc Bathroom 13.83 Ft x 9.67 Ft  
 Laundry room 7.83 Ft x 5.50 Ft  
 Other 12.17 Ft x 5.08 Ft  
 4pc Bathroom 4.92 Ft x 7.92 Ft  
 Bedroom 10.92 Ft x 9.42 Ft  
 Bedroom 14.42 Ft x 9.75 Ft  
 Recreational, Games room 19.25 Ft x 14.42 Ft

4pc Bathroom 7.75 Ft x 7.50 Ft  
 Bedroom 11.08 Ft x 14.42 Ft  
 Storage 4.25 Ft x 3.25 Ft  
 Other 2.58 Ft x 7.92 Ft  
 Kitchen 21.92 Ft x 13.42 Ft  
 Dining room 12.08 Ft x 10.58 Ft  
 2pc Bathroom 5.08 Ft x 5.00 Ft  
 Living room 11.42 Ft x 15.58 Ft

Listing Presented By:



Originally Listed by:  
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