



812 Memorial Drive Calgary Alberta

\$1,274,000

Experience the vibrant urban lifestyle with breathtaking views of the Bow River, Peace Bridge, and Princes Island Park from this professionally renovated brick home spanning over 3000 sq ft. The entire house and yard underwent a high-end, comprehensive renovation, starting from the studs, with every detail meticulously attended to, resulting in a seamless transformation. The open floorplan creates a stunning living space with custom herringbone oak flooring, new LED pot lighting, and an elegant designer chandelier casting a warm glow. The centrepiece is the 12ft island featuring a stunning quartzite slab with a book-matched waterfall and custom cabinetry, custom-made stainless steel/chrome trimmed hood-fan and designer mother-of-pearl backsplash, making it a dream kitchen for any chef, complete with high-end appliances including an Italian Fulgor 6-burner gas range, Fulgor speed oven, panel-ready Fhiaba fridge and Cove dishwasher. Adjacent to the kitchen, the living room invites relaxation with its striking tiled floor-to-ceiling fireplace with a custom white oak raised hearth and matching bookshelves. It offers a cozy ambiance: a convenient mudroom and chic 2-piece powder room round out the main level. Upstairs, the luxury continues with more WOW factor herringbone flooring throughout. The primary bedroom delivers a luxurious sanctuary with a custom-built walk-in closet, designer bed-side pendants and a spa-like ensuite featuring floor-to-ceiling porcelain tile, a free-standing tub, a steam shower, designer lighting, and faucets from Royal Flush all with stunning city skyline and river views. The second bedroom serves as an office and is conveniently located across from the laundry room, while the large, bright third bedroom with a walk-in closet completes the second level. Enjoy a family movie night or entertain guests on the loft level while viewing the Stamped...

Primary Bedroom 12.83 Ft x 14.00 Ft

Bedroom 10.08 Ft x 14.42 Ft

Bedroom 10.08 Ft x 12.25 Ft

Laundry room 3.00 Ft x 5.00 Ft

4pc Bathroom 4.92 Ft x 8.67 Ft

4pc Bathroom 6.33 Ft x 12.42 Ft

Office 8.75 Ft x 12.50 Ft

Laundry room 3.00 Ft x 3.50 Ft

Storage 7.50 Ft x 8.00 Ft

Furnace 8.00 Ft x 11.00 Ft

3pc Bathroom 5.75 Ft x 12.08 Ft

Other 5.42 Ft x 6.92 Ft

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

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Central)

<http://wendylambkin.com/>

RE/MAX Realty Professionals

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

Phone: 403-259-4141
darylcarlson@shaw.ca

Bonus Room 10.75 Ft x 23.25 Ft

Other 3.50 Ft x 4.92 Ft

Bedroom 9.92 Ft x 14.75 Ft

Family room 9.33 Ft x 23.08 Ft

Kitchen 12.00 Ft x 15.00 Ft

Dining room 12.58 Ft x 13.42 Ft

Living room 14.25 Ft x 14.58 Ft