

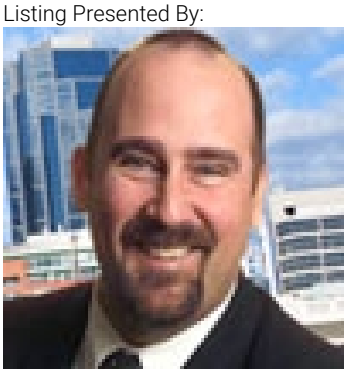
814 22 Avenue Calgary Alberta

$1,288,800

Welcome to this beautifully designed and thoughtfully crafted home, ideally situated on one of Mount Pleasant's most sought-after, tree-lined streets. Blending timeless design, exceptional finishes, and everyday functionality, this home truly delivers the perfect combination of location, style, and practicality. Crafted by Diamond Peak Homes and designed by JTA, this residence showcases an extensive list of upgrades and impressive architectural details throughout. The main floor features soaring 11-foot ceilings, an inviting living room with a gas fireplace, and a spectacular gourmet kitchen highlighted by a massive 15-foot island, premium finishes, and extensive built-in cabinetry. Upstairs, a bright and spacious hallway with a skylight fills the level with natural light and leads to the impressive primary retreat, complete with a vaulted ceiling, generous walk-in closet, and luxurious heated 5-piece ensuite with a steam shower and a smart toilet. A conveniently located laundry room, two additional well-sized bedrooms, and a beautifully appointed full bathroom complete the upper level. The fully finished basement provides excellent additional living space, featuring a spacious recreation room, dedicated gym, full bathroom, and guest bedroom--ideal for entertaining, guests, or a growing family. Step through the patio doors onto a fully landscaped backyard with a private patio, creating the perfect setting for summer gatherings, family time, or relaxing with kids and pets. Completing this exceptional property is a double detached garage. A rare opportunity to own a beautifully finished home in one of Mount Pleasant's premier locations, surrounded by mature trees and close to parks, schools, amenities, and everything inner-city Calgary has to offer. (id:6769)

Bedroom 10.92 Ft x 12.08 Ft
4pc Bathroom 5.00 Ft x 10.58 Ft
Exercise room 10.00 Ft x 11.00 Ft
Recreational, Games room 17.83 Ft x 14.50 Ft
Furnace 6.00 Ft x 7.00 Ft
Living room 17.00 Ft x 16.00 Ft
Dining room 16.00 Ft x 10.58 Ft
Other 5.75 Ft x 4.00 Ft
2pc Bathroom 6.00 Ft x 5.17 Ft
Primary Bedroom 13.00 Ft x 11.58 Ft
Other 14.50 Ft x 4.00 Ft
5pc Bathroom 8.08 Ft x 7.00 Ft
Bedroom 13.50 Ft x 10.08 Ft
Bedroom 12.08 Ft x 9.58 Ft

Listing Presented By:



Originally Listed by:
Royal LePage METRO

RE/MAX Realty Professionals

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Kitchen 15.00 Ft x 10.58 Ft

Foyer 5.83 Ft x 5.00 Ft

4pc Bathroom 5.50 Ft x 9.92 Ft

Laundry room 6.00 Ft x 7.75 Ft