



922 5 Street Calgary Alberta

\$1,439,999

**** Open House Sunday February 1st from 3:30pm-6:00pm! ** \$90,000 UNDER ASSESSED VALUE | CUSTOM-BUILT SINGLE FAMILY IN KENSINGTON | 4+1 BEDS | 5 BATHS | TOTAL DEVELOPED 3,515 SQ. FT | 3-STOREY DETACHED | KENSINGTON DISTRICT | QUIET STREET IN SUNNYSIDE | INCREDIBLE BUILD QUALITY | GRAND SPIRAL STAIRCASE | SOLID-CORE LO GULLO DOORS | FULL IRRIGATION SYSTEM IN FRONT AND BACK YARDS | BALCONY WITH CITY VIEWS | EXECUTIVE-STYLE OFFICE IN LOFT | LOW MAINTENANCE EXTERIOR | LUX WINDOWS | WOLF RANGE | CENTRAL A/C | 6-ZONE SOUND SYSTEM | EXTENSIVE CUSTOM BUILT-INS | WALK TO DOWNTOWN | SECURITY SYSTEM INCLUDED |** Welcome to 922 5 Street NW, a 3,515 sq.ft. 3-storey luxury home in Sunnyside, custom-built by Petrin Brothers Developments, one of Calgary's most respected luxury builders. Designed for their own family, this residence was built to last-not built to sell. Every material was selected for longevity and low maintenance, including brick, Hardie board, metal cladding, concrete walkways, and steel gutters--far surpassing the typical infill standard. The layout is remarkably flexible to suit your lifestyle. Off the front entry, a spacious flex room works beautifully as a formal dining room, but is equally ideal as a second home office or study. At the rear, the open-concept living room is anchored by a custom fireplace with built-ins and flows to the chef's kitchen with Wolf gas range, Miele dishwasher, granite counters, walk-in pantry, and large island. A statement powder room featuring a gold-leaf backsplash with hidden lighting adds luxury. Upstairs, the primary suite offers a spa-inspired ensuite with steam shower and heated floors, alongside two additional bedrooms, full bath, and laundry (with brand new LG washer & dryer). The top floor loft is another flexible showpiece: currently used as an executive office and library, it can also serve as a 5th bedroom plus bonus roo...

Laundry room 4.92 Ft x 8.58 Ft

Primary Bedroom 15.83 Ft x 18.75 Ft

Bedroom 8.92 Ft x 9.00 Ft

Bedroom 11.50 Ft x 12.58 Ft

5pc Bathroom 8.83 Ft x 11.17 Ft

Storage 4.75 Ft x 8.75 Ft

Bedroom 10.33 Ft x 14.17 Ft

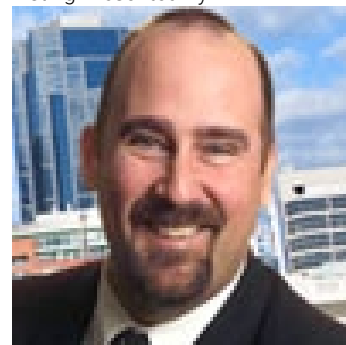
3pc Bathroom 6.17 Ft x 8.67 Ft

Foyer 9.08 Ft x 10.17 Ft

Living room 12.25 Ft x 15.33 Ft

a

Listing Presented By:



Originally Listed by:
RE/MAX Realty Professionals

<https://calgaryeliterealestate.com/meet-chad-chapman/>

RE/MAX Realty Professionals

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

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

4pc Bathroom 4.83 Ft x 7.83 Ft
Bonus Room 16.00 Ft x 34.25 Ft
Bedroom 16.08 Ft x 14.08 Ft
2pc Bathroom 5.67 Ft x 5.00 Ft
Recreational, Games room 15.00 Ft x 37.00 Ft

Kitchen 16.08 Ft x 19.08 Ft
Dining room 11.58 Ft x 11.75 Ft
Breakfast 5.08 Ft x 7.83 Ft
Furnace 6.58 Ft x 5.92 Ft