



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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1812 20 Avenue NW
Calgary, Alberta

MLS # A2190635



\$1,699,900

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	None.		

Located in the long-established community of Capitol Hill, this breathtaking 4 bedroom home, with over 3800 sq ft of luxurious living space built by Calgreen Homes, has recently been awarded with esteemed BILD & CHBA awards. Beautifully crafted with meticulous thought which highlights the unique features of this exquisitely designed home. The main level is graced with hardwood floors in a herringbone configuration, high ceilings, stylish lighting & painstaking details such as cedar panelled ceilings, exposed beams & wood detailing, showcasing a sunken front family room with feature fireplace, vaulted ceiling & plenty of natural light. An elegant hallway with beamed ceiling leads to a spacious dining area adorned with built-in cabinets & intricate porcelain tile panel. The kitchen is open to the dining area & is discerningly finished with leathered granite counter tops, island/eating bar, more than ample storage space, pantry & Jenn-Air appliance package. The living room is anchored by a fireplace & also has access to the private south facing front courtyard, which creates a refined indoor/outdoor living space. Completing the main level is a 2 piece powder room & mudroom with access to the garage. A contemporary glass staircase with LED lighting leads to the second level which hosts a loft area that cleverly connects to a private bedroom with 3 piece ensuite via a second level balcony. The posh primary retreat boasts a private balcony, vaulted ceiling, walk-in closet with LED undermount lighting & opulent 6 piece ensuite with dual sinks, relaxing oval soaker tub & rejuvenating steam shower. Completing the second level are 2 additional bedrooms, a 4 piece bath & laundry facilities. Basement development is the perfect space for game or movie night, complete with a built-in entertainment centre, full wet bar & convenient 2 piece bath. Other notable

features include in-floor hydronic heating in the dining, kitchen & living areas, built-in speakers & warm, modern ambience that fills the entire home. The location can't be beat – close to popular neighbourhood amenities such as Weed's Café, Edelweiss Village, Confederation Park, two community centres, shopping, schools, public transit, SAIT & U of C.