



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7024 Kenosee Place SW
Calgary, Alberta

MLS # A2225514



\$2,980,000

Division:	Kelvin Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,085 sq.ft.	Age:	1966 (59 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscaping		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	n/a		

Welcome to this extraordinary estate home, completely reimagined with a no-expense-spared renovation that seamlessly blends timeless elegance with modern sophistication. Nestled in a serene cul-de-sac on an expansive 9,042 sq. ft. pie-shaped lot, this 5-bedroom, 4.5-bathroom masterpiece offers over 4,450 sq. ft. of refined living space across three beautifully appointed levels. Every inch of this home has been meticulously redesigned with uncompromising attention to detail and high-end finishes throughout. As you step through the grand foyer, you're greeted by a stunning open-concept main floor that showcases soaring ceilings, rich wide-plank hardwood flooring, and an abundance of natural light from the oversized windows. The formal living and dining rooms exude sophistication, perfect for hosting elegant gatherings. At the heart of the home lies a dream chef's kitchen featuring custom cabinetry, premium granite countertops, an oversized island, and top-of-the-line stainless steel appliances — a true culinary showpiece. The adjoining family room is warm and inviting, anchored by a cozy wood-burning fireplace with built-in shelving and a custom home office nook, ideal for work-from-home professionals. Sliding glass doors lead to a new covered patio with custom lighting, perfect for indoor-outdoor living and al fresco entertaining. The landscaped backyard is private and lush — a tranquil retreat in the city. Upstairs, you'll find four generously sized bedrooms, including a truly spectacular primary suite with a spa-inspired ensuite featuring heated floors, a freestanding soaker tub, dual vanities, glass-enclosed shower, and a custom walk-in closet. Two additional bedrooms feature private ensuites, while a large bonus loft offers versatility as a reading lounge or playroom. An upper-level laundry room adds everyday convenience. The fully

finished lower level is designed for leisure and entertainment, offering a spacious recreation room with a custom bar, home gym, guest bedroom, 3 piece bathroom, and ample storage space. Additional upgrades include new stucco and exterior finishes, concrete walkway and fencing, updated mechanicals, and a spacious double attached garage. Perfectly situated in one of Calgary's most desirable communities, this home is within walking distance to top-rated schools, Glenmore Reservoir, Rockyview Hospital, and nearby parks and pathways. With its perfect blend of luxury, comfort, and location, this is a rare opportunity to own a truly turnkey home in Kelvin Grove.