



2814 14 Street SW
Calgary, Alberta

MLS # A2298944



\$1,725,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,551 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Low Maintenance Landscape, Private, Recta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar		

Inclusions: Monitored security system manageable from smart phone, Nested furnace controls manageable from phone, Underground sprinkler systems in front yard and in courtyard, Garden shed in courtyard, Water feature in courtyard, Speed oven/Microwave

This stunning raised bungalow, located in Upper Mount Royal, has been fully and exquisitely re-created specifically to meet all the goals and aspirations of a professional couple or empty-nesters who aspire to be totally house-proud and enjoy care-free living! Every detail was professionally designed to elevate one's living experience by harmonizing luxury with the utmost in functionality. It is located within a block of both South Mount Royal Park and the South Calgary Park and an enjoyable walk to Calgary's thriving restaurant district, boutique shopping, the Glencoe Club and Sandy Beach Park. The moment you step into this home it captures your FULL attention, and you remain spellbound even after you leave. The main floor offers an intimate, formal living room featuring a gas fireplace, surrounded by beautiful custom-built cabinetry that is immediately adjacent to the equally intimate formal dining room. An inviting guest bedroom and cozy study are separated by a 3 pc. bathroom featuring a large shower and elegant mosaic marble tile work. The butler's pantry, conveniently located beside the dining room, features custom millwork housing two stemware dishwashers and side-by-side wine refrigerators for 380 bottles. Just three steps down and you'll enter the addition including a stunning, sun-soaked kitchen and great room. The amazing, fully enclosed courtyard extends the living space seamlessly into the exterior while maintaining perfect privacy AND it is the ultimate in low maintenance! The great room boasts gleaming tile floors and pillars bracketing a very large gas fireplace. The kitchen is a dream offering: extensive quartz and leathered granite working surfaces, 10 ft. high custom cabinetry with slide out pantry drawers, premium GE monogram appliances including a speed oven, an infrared heating tray over the 6-burner range, warming

drawer, professional Franke sinks with built in colanders. A black-and-white tiled floor runs down the breezeway connecting the house and the detached garage with 21 feet of exceptional built-in storage hidden behind glossy white cabinetry. The lower level of this home, accessed by the beautifully curved rod iron staircase, has 11 ft. ceilings throughout. The principal bedroom and spa-inspired ensuite enjoy the utmost privacy! The spacious ensuite bathroom contains his and her vanities, a large steam shower with double showerheads, a heated bathtub with TV and his and her dressing rooms equipped with custom 10ft cabinetry. An open gallery leads to the full gym with cork flooring and pure Kinetico filtered drinking water. The laundry room, with marble countertops and custom cabinets, together with the utility room complete the lower level. The rear laneway leads to a double heated attached garage with oodles of custom storage and epoxy flooring, plus a concrete parking pad, providing parking for 3 vehicles. Don't miss this opportunity to realize your dreams!