



**7235 Kananaskis Drive SW  
Calgary, Alberta**

**MLS # A2303681**

**\$2,499,900**



<b>Division:</b>	Kelvin Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,007 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Heated Garage, Insulated		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, P		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Quartz Counters, Skylight(s), Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	N/A		

One of a kind urban cottage in the city! Designed and built by an international Architect who builds one special home every few years, this extraordinary residence is timeless, flawless and finished to perfection. Nestled on a well-treed and quiet street in coveted Kelvin Grove, the house is a perfect union of traditional and modern design where rooms are distinct, yet still open to enhance the grandeur of each space. The living room is a picture of comfort and luxury centered on a dramatic steel gas fireplace with unique vaulted ceilings and exposed steel structure. You will love entertaining in the dining room that highlights a folding glass wall with custom screens that opens onto an inviting deck with numerous seating options and a showpiece stone fireplace. The kitchen highlights custom cabinetry with a unique hanging pot cabinet, concealed appliance storage, high-end appliances, heated quartz counters and a folding window. A "zen" primary suite boasts french doors to a private deck, a 5 piece ensuite plus custom built-in closets and drawers and a vanity area. Completing the main floor is a 2nd bedroom (or office) with a 3 piece ensuite, pantry/mudroom, laundry room and a 2 piece bath. The lower level is finished to the same high-level of design. 2 spacious bedrooms (one with a fireplace), an elegant 3 piece bath plus a second living area. Discreet curb appeal, with a wooded south rear yard, cedar shake siding combined with board and batten plus natural perennial gardens. 2 x 10 Douglas Fir flooring, heated tile flooring in bathrooms, board and batten combined with shiplap walls and ceilings, 3 pc Craftsman crown moulding throughout, and custom interior metal and glass work. You won't find this level of craftsmanship, luxury, and comfort in many homes—only a select few designed by the same architect offer a comparable standard.