



**2210 Victoria Crescent NW
Calgary, Alberta**

MLS # A2305900



\$1,298,000

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,251 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Attached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Marble	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Silent Floor Joists, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: 4 Bar Chairs, 3 TVs, all outdoor furniture and kitchen setup (excluding smoker and pizza oven), kitchen island chairs, dining table (w/8 Chairs), all smart home features and systems (owner is willing to spend a couple of hours to help new owner set up home systems if needed), all basement home theatre equipment and couch.

Some homes are built. This one was intentionally crafted. From the moment you step inside, this home announces itself differently. Soaring 12-foot ceilings, a 24-foot open plan, and full-width floor-to-ceiling windows create a main floor that feels both grand and genuinely livable. Flooded with light, oriented around the yard and kitchen, and designed to work as hard as you do or as quietly as you need. At the heart of the home is a massive chef's kitchen featuring built-in Dacor appliances, a stunning waterfall island, and ample space for excellent dinner parties. The kitchen flows effortlessly into the family room, where dramatic floor-to-ceiling windows bathe the space in natural light and create the perfect indoor/outdoor feel. Step outside to enjoy a fully equipped outdoor kitchen complete with a built-in Napoleon BBQ, granite countertops, a fireplace, and multiple seating areas for string-lit evenings that your guests won't soon forget. The oversized, heated double garage is as functional as it is impressive, offering built-in storage racks, its own electrical panel, 220V power ready for electric vehicle charging, and a backage onto a community park. Upstairs, the primary retreat epitomizes luxury. It offers a private balcony and a two-sided fireplace that leads into a wildly inspired ensuite. This tranquil space features a large triple shower-head steam shower, a deep soaker tub, dual vanities, and a separate water closet. The closet is a dream-worthy, jaw-dropping full dressing room, complete with custom cabinetry and built-in dressers. The upper level also includes another generously sized bedroom, a spacious bonus room designed with the flexibility to convert into an additional bedroom, and a well-appointed laundry room with built-in shelving, sink, and quartz counters. The fully developed basement expands your living space with a bedroom or office, a full

bathroom, and a custom wet bar, all leading into a dedicated home theatre room with blackout blinds and curtains for cozy nights at home. All home theatre equipment and seating are included, making the basement space a destination in itself. This is a one-of-a-kind property offering unmatched design, comfort, lifestyle and amenities. Homes designed and finished at this level rarely become available. Book your private viewing.