



GRASSROOTS
REALTY GROUP

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2917 Lindstrom Drive SW
Calgary, Alberta

MLS # A2313844



\$3,450,000

Division:	Lakeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,559 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Washer x2, Dryer x2, Beverage Fridge x2		

A rare offering from award-winning boutique builder Cedar Rock Homes. Offering approximately 4,862 sq. ft. of thoughtfully developed living space, this exceptional residence showcases impeccable craftsmanship, sophisticated design, and an impressive collection of high-end upgrades. The home features four bedrooms upstairs, a spacious central bonus room, a three-car attached garage, and a sunny south-facing backyard with a covered patio overlooking beautiful views of a large, private green space. Warm, sophisticated tones are complemented by modern oak detailing throughout, while extensive custom cabinetry, professionally designed interiors, and exceptional attention to detail create an inviting and elevated aesthetic. The impressive kitchen features built on site custom cabinetry with dovetail drawers, additional storage on both sides of the oversized island, integrated appliance panels, Rev-A-Shelf inserts, and a premium Miele appliance package. A large mudroom provides abundant storage and connects to a convenient walkthrough butler's pantry complete with sink and integrated beverage center. The bright south-facing office features custom built-ins, while the expansive open-concept dining and living areas are filled with natural light and anchored by a striking feature gas fireplace. Upstairs, the luxurious primary retreat is bright and spacious, offering beautiful south-facing views, exquisite finishing details, a large walk-in closet, and a spa-inspired ensuite with heated floors, freestanding soaker tub, and steam shower. The well-appointed upper laundry room includes two sets of washers and dryers, while the centrally located bonus room offers two built-in desks and custom millwork surrounding the entertainment area. Bedrooms two and three are connected by a Jack-and-Jill ensuite, while the fourth bedroom enjoys its own private

ensuite. The fully developed lower level features heated floors, a large gym, generous storage and entertainment space, a spacious additional bedroom, and a full bathroom. Additional highlights include central air conditioning, in-ceiling speakers, extensive custom millwork, premium finishes, and numerous other thoughtful upgrades throughout. A truly exceptional opportunity to own a brand-new luxury home in one of Calgary's most sought-after communities. Book your private viewing today.