



GRASSROOTS
REALTY GROUP

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1408 75 Avenue SW
Calgary, Alberta

MLS # A2327520



\$2,800,000

Division:	Kelvin Grove		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,700 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	6 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Beverage Fridge

IB Custom Homes proudly presents an exceptional new bungalow in the heart of Kelvin Grove, where thoughtful architecture, elevated craftsmanship, and award-winning interior design come together to create a truly distinctive home. Situated on an expansive 70-foot-wide lot spanning more than 8,350 sq. ft., this custom residence has been thoughtfully designed for modern living, offering an exceptional balance of luxury, functionality, and timeless style. The interiors have been curated by the award-winning team at Alykhan Velji Designs Inc., who have spent months thoughtfully developing a cohesive design concept specifically for this home. Described as Refined Modernism, the interiors pair clean architectural lines with rich wood tones, natural stone, warm neutrals, brushed brass accents, and beautifully considered details to create spaces that feel sophisticated yet inviting. Every element has been carefully selected to complement the architecture and create a home with lasting appeal. From the custom cabinetry to the tile, countertops, plumbing fixtures, hardware, lighting, and architectural detailing, the design has been considered as a complete vision—ensuring the home is as functional as it is beautiful. Subtle curves, tailored finishes, and warm, textural materials bring character throughout, creating a home that feels custom, collected, and anything but ordinary. The bright, open-concept main floor features soaring vaulted ceilings and oversized windows that flood the home with natural light. At its heart is a chef-inspired kitchen with a Wolf range, oversized island with seating, walk-through pantry, and beautifully integrated millwork. The kitchen flows seamlessly into the dining area and inviting family room with gas fireplace, while expansive sliding patio doors extend the living space outdoors to the generous backyard. The main level offers three

spacious bedrooms, each with its own walk-in closet and private ensuite, along with a generous mudroom and conveniently located laundry. The primary suite provides a private retreat, complete with a thoughtfully designed ensuite featuring a steam shower, custom vanity and millwork, carefully curated finishes, and in-floor heating. The fully developed lower level continues the home's elevated approach to both design and function. With ceiling heights reaching up to 11 feet, the space offers incredible versatility, including the potential for a golf simulator. An expansive family and media room, games area, wet bar, flex room or gym, two additional bedrooms—each with a private ensuite and walk-in closet—abundant storage, and additional laundry rough-ins make this level ideal for entertaining, guests, and everyday family living. Additional features include an attached, heated triple-car garage with a pet wash station and floor drain, in-slab radiant heating, central air conditioning, oversized windows, and heated floors in all bathrooms. Scheduled for possession in late fall/early winter 2026, this is a rare o