



GRASSROOTS
REALTY GROUP

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2221 Halifax Crescent NW
Calgary, Alberta

MLS # A2348035



\$1,499,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,352 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Welcome to 2221 Halifax Crescent NW an exceptional ultra modern home that sets a new standard for luxury living. Thoughtfully designed with precision craftsmanship, innovation, and functionality, this residence offers an elevated lifestyle in the highly desirable Banff Trail community. This stunning 5-bedroom, 4.5-bath detached home sits on an oversized 28' x 120' lot and features a well planned layout with nearly 2,351 sq ft above grade, plus a fully developed basement offering over 3,329 sq ft of total living space across three levels. Designed with both families and entertainers in mind, every inch of this home has been carefully curated. The striking front elevation makes an immediate impression, complemented by professionally designed front landscaping. The main floor boasts an open concept design, highlighted by a private office with custom built-ins and an oversized window just off the foyer. Across the hall, the formal dining room features large windows and convenient access to a walk-in pantry perfect for hosting gatherings. The living room showcases custom millwork, built-in shelving, and an inset gas fireplace, with large sliding door leading to a private rear deck. A stylish powder room is tucked away off the main living area. At the heart of the home is a chef-inspired kitchen complete with quartz countertops, a gas cooktop, built-in oven, oversized island with seating, and a walk-in pantry. Premium finishes include ceiling height shaker cabinetry, a fully panelled 48" JennAir double French door fridge, panelled dishwasher, and built-in microwave offering both elegance and functionality. Upstairs, the primary suite serves as a private retreat, featuring a built-in bar with beverage fridge, a spa like ensuite with a curb-less shower, soaker tub, heated floors, and a custom walk-in closet. Two additional bedrooms, each with their own ensuite and walk-in closet, provide ultimate

comfort and privacy. The fully developed basement is designed for entertaining and lifestyle, featuring an upgraded home gym, a spacious rec room with a sleek built-in TV wall, and a full wet bar. Two additional bedrooms with walk-in closets and a full bathroom make this level ideal for guests or growing families. Throughout the home, extensive built-ins, feature walls, wide plank hardwood flooring, Built-in indoor & outdoor speakers, premium finishes, and designer fixtures create a cohesive and luxurious aesthetic. Oversized windows enhance natural light and provide seamless access to outdoor living, complemented by a rear deck and double detached garage. Ideally located in Calgary's sought after Banff Trail neighbourhood, this home offers unmatched convenience just minutes from top rated schools, shopping, dining, the LRT, University of Calgary, SAIT, Foothills Hospital, parks, and downtown. This is a rare opportunity you don't want to miss book your private showing today. Garage equipped with a 240V EV charger rough-in and a pre run gas line. Both sides are available for sale.