



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**708 Madison Avenue SW**  
**Calgary, Alberta**

**MLS # A2197233**



**\$3,199,999**

<b>Division:</b>	Britannia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,999 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, See Remarks, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
<b>Inclusions:</b>	N/A		

**OPEN HOUSE SATURDAY JUNE 28TH 3PM-5PM.** Nestled in the heart of Britannia, this stunning West Coast contemporary home offers the epitome of luxurious urban living. Boasting nearly 6000 SqFt of developed space on an oversized lot, this five-bedroom masterpiece features four bedrooms on the second level, each with its own ensuite bathroom, ensuring unparalleled comfort and functionality for families. A heated driveway and front walkway means no shoveling during the winter months! Head inside and be welcomed by the expansive open floorplan, highlighted by a chef's dream kitchen complete with imported European cabinetry, high-end Wolf and Miele appliances including a gas cooktop, espresso machine, built-in ovens, and multiple dishwashers. An entertainer's dream, the Control4 Home Automation System makes it easy to control music, lights, security, and more throughout the home. Enjoy seamless indoor-outdoor living with a large entertaining deck off the main floor dining room, a private South facing balcony with an outdoor fireplace, and an additional covered outdoor area off the lower level. The walkout basement offers a media room, games area, personal gym, and additional bedroom suite to ensure all your families needs are met. A detached dwelling at the back provides endless possibilities for an indoor golf simulator, large gym, indoor sports training, studio space, storage, and has potential to serve as a nanny suite or guest space. Step out your door and enjoy the easy access to Britannia Off Leash Park and Elbow River pathways. Just minutes from downtown Calgary and surrounded by vibrant cafes, restaurants, and shops, this home is a rare blend of elegance and convenience in one of Calgary's most sought-after neighborhoods.

Copyright (c) 2025 Yuri Smith. Listing data courtesy of eXp Realty. Information is believed to be reliable but not guaranteed.