

1332 7 Street NW
Calgary, Alberta

MLS # A2226128



\$2,399,000

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|------------------|---|---------------|-------------------|
| Division: | Rosedale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,829 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 4 | Baths: | 3 full / 2 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, Steam Room, Wired for Sound | | |

Inclusions: N/A

Situated on a quiet street with a picturesque Elm-lined boulevard. Discover the essence of luxury living; featuring an array of attractive upgrades designed to enhance your lifestyle. Extensive Millwork - experience the elegance of custom millwork throughout the home, including intricate casings, mouldings, a stunning coffered ceiling, wainscoting, and beautifully crafted archways that add character and sophistication to every room. On site finished 3/4 inch hardwood floors on two levels add a timeless warmth. Spa-like Amenities - indulge and relax with a steam shower located on the lower level, providing a tranquil escape after a long day. Premium Plumbing Fixtures - the home is equipped with top-of-the-line plumbing fixtures from renowned brands like Kohler and Grohe, ensuring both style and functionality in every bathroom and kitchen. Integrated Sound System - elevate your entertainment experience with built-in speakers wired to a central location, High-Efficiency Mechanical Systems - this property boasts upgraded mechanical equipment, including a high-efficiency boiler, fan coil furnaces with a hot water heat exchanger, and a heat recovery ventilation unit (HRV) for optimal comfort and energy savings. An 80-gallon indirect domestic water heater and a water softener further enhance your daily living. In-Floor Heating - stay warm and cozy with in-floor heating throughout the entire basement and all three bathrooms on the upper floor, providing a luxurious touch during colder months. Dual Air Conditioning Units - two air conditioning units efficiently serve the main and upper floors, ensuring a comfortable climate throughout the home. Outdoor Living - enjoy the outdoors year-round with front and rear covered decks, perfect for entertaining guests or relaxing with family in a serene setting. Irrigation System - maintain your lush landscaping effortlessly with an underground irrigation

system, allowing you to enjoy a beautiful yard without the hassle of manual watering. This property is not just a home; it's a lifestyle upgrade. Experience the perfect blend of luxury, comfort, and convenience today!