

404 21 Avenue NW
Calgary, Alberta

MLS # A2146868



\$2,150,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,846 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: n.a

Welcome to a modern architectural masterpiece in Mount Pleasant by CCC Homes, where luxury flows across 4,040+ sq ft of fully finished, designer space! A breathtaking Spanish tile feature wall welcomes you in the front foyer w/ views of the wood-wrapped stairwell w/ inset lighting & two stories of windows! 11-FT ceilings lead you to the elegant powder room w/ designer Kallista cast bronze decorative vessel sink & the front office w/ custom millwork, walnut wood panelling, & leather-finished granite countertop. The open-concept, high-end kitchen is a showstopper, with ceiling-height cabinetry alongside an incredible full-height Spanish slab tile backsplash & custom tile-wrapped hood fan. The oversized central island features natural leather-finished granite & Canadian-manufactured designer Bocci pendant lights. The premium JennAir appliance package includes a gas cooktop, panelled 48-in refrigerator, double wall oven, microwave drawer, & panelled dishwasher. This kitchen is also an entertainer's dream, w/ a walk-in pantry w/ built-in shelving & a PREP KITCHEN w/ quartz counter, Spanish tile backsplash, S/S sink, upper & lower cabinetry, plus a second gas range & dishwasher. The dining area has a DACOR 7-ft tall BUILT-IN WINE COLUMN alongside ceiling-height walnut wood panelling w/ open illuminated glass display shelves. The spacious living room centres on a gas fireplace w/ full-height stone surround, walnut panelling, Spanish tile built-in bench, LED lighting, & dual sliding glass doors to take you out to the maintenance free composite deck. You can also access the deck & the DETACHED TRIPLE CAR GARAGE w/ 10-ft ceilings through the rear mudroom finished with a bench, walnut panelling, & custom storage along two walls. Upstairs features 10-FT ceilings & a bright bonus room w/ built-in media centre w/ PRIVATE SOUTH-FACING

BALCONY W/ OUTDOOR FIREPLACE! The elegant primary suite features a sitting area, walk-in closet w/ motion sensor lighting, & spa-inspired ensuite w/ motion sensor lighting, heated tile floors, dual vanity w/ vessel sinks, quartz countertop, LED backlit mirrors, ceiling-height grooved Spanish tile, freestanding soaker tub, walk-in shower w/ 10-ft ceiling & full-height tile (roughed-in for steam), & Bocci designer lights. Two junior suites enjoy walk-in closets & 4-pc ensuites w/ HEATED TILE floors, motion sensor lights, floating vanities, & tub/shower combo w/ full-height Spanish tile. Downstairs, the living space continues w/ a spacious rec room & TV area w/ 100% natural WOOL carpet, built-in media centre, & full wet bar w/ leather-finished granite countertop, full-height slab tile backsplash, undermount sink, display shelving w/ LED feature lighting, Vevor ICE MAKER, & Frigidaire beverage fridge! There's also a home gym area w/ glass wall, wall-mounted mirror, & rubber sports flooring; fourth bedroom w/ built-in closet; & 4-pc bath w/ walk-in shower w/ glass door & full-height Spanish metal tile surround. ****SEE SUPPLEMENTS FOR FULL SPEC LIST!****