

\$2,650,000 - 2263 Longridge Drive Sw, Calgary

MLS® #A2137174

\$2,650,000

4 Bedroom, 5.00 Bathroom, 3,328 sqft

Residential on 0.14 Acres

North Glenmore Park, Calgary, Alberta

Introducing Your Dream Home by Serenity Custom Homes & Renovations. Discover unparalleled luxury and craftsmanship in this brand-new residence by Serenity Custom Homes & Renovations, situated on a generous 60 ft wide lot in the prestigious North Glenmore Park. This prime location is just steps away from the esteemed Earl Grey Golf Club and the Calgary Girls Charter School, offering the perfect blend of convenience and exclusivity. Exceptional Features and Upgrades include a Front Attached 3-Car Garage: Enjoy the comfort and convenience of in-floor heating in the spacious front-attached garage. Modern Comforts: Experience year-round comfort with central air conditioning, and indulge in the spa-like steam shower. Built-in speakers throughout the home ensure high-quality sound in every room, and a water softener adds an extra touch of luxury. Elegant Main Floor: Boasting 10 ft ceilings, the main floor features a large mudroom, a butler's pantry, and a versatile flex room that can serve as an office or formal dining area. The open-concept design includes an eating nook and glass sliding patio doors that lead out to a spacious deck, perfect for entertaining. Upper-Level Retreat: The upper level offers three generously sized bedrooms, each with its own ensuite and walk-in closet. A bonus room with a study area and a conveniently located laundry room complete this floor. Luxurious Lower Level: The fully finished lower level features in-floor heating, a



bedroom with a large walk-in closet, a full bathroom, and a generous sized gym. The media area, recreation space with a wet bar, and ample storage ensure that every need is met. High-End Finishes Throughout: From the custom millwork to the premium flooring and fixtures, every detail of this home reflects Serenity Custom Homes & Renovations commitment to quality and style. Move-In Ready by August 2024-Don't miss this opportunity to own a home that combines luxury, functionality, and an unbeatable location. Ready for occupancy in August 2024, this stunning property is waiting to welcome you home. Serenity Custom Homes has built several homes in the Lakeview area over the past few years - Schedule a private tour and experience the Serenity difference for yourself.

Built in 2024

Essential Information

MLS® #	A2137174
Price	\$2,650,000
Sold Price	\$2,650,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,328
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2263 Longridge Drive Sw
Subdivision	North Glenmore Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5N5

Amenities

Parking Spaces	6
Parking	Tandem, Triple Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2024
Date Sold	June 27th, 2024
Days on Market	23
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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