

\$1,585,000 - 1417 3 Street Nw, Calgary

MLS® #A2144302

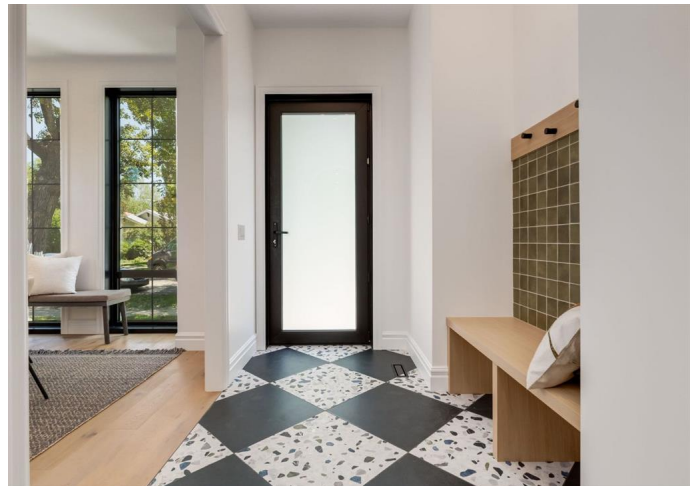
\$1,585,000

4 Bedroom, 4.00 Bathroom, 2,415 sqft

Residential on 0.08 Acres

Crescent Heights, Calgary, Alberta

Spectacular custom built residence situated on a rare 142 foot deep lot in the heart of NW Crescent Heights with 4 bedrooms, home gym, and versatile private dining room or home office. UNIQUE development by boutique developer, Vesta Ridge Custom Homes, this is the quality home you've been waiting for. Stunning architecture combined with Maxime Chinâ€™s impeccable interior design choices. This custom residence stands out from the crowd with distinctive custom cabinetry, curved staircase, bold tile choices, wallpaper, and gorgeous lighting selections. Many upgrades throughout including tilt and turn windows, hydronic floor heat (3 zones), hot water on demand, full bed brick masonry, hardie board, engineered hardwood flooring, curbless showers, ICF foundation, central AC, dual zone furnace, level 5 flat painted ceilings, solid core 8 foot doors, and so much more! Chefâ€™s kitchen with 66 inches of integrated refrigeration, quartz countertops, custom rift cut white oak cabinetry with curved shaker detailing, undercabinet lighting, and an amazing upholstered banquette! Tremendous storage space throughout including oversized mud room and full pantry. Retreat to the luxurious primary bedroom with built-in king bed seamlessly connected to an impressive walk-in closet, enjoy the ensuite boasting a deep soaker tub, terrazzo tile, heated floors & bench, separate water closet, and a steam shower. The lower level offers additional living space, comprising a spacious recreation room



complete with a wet bar, a home gym, a fourth bedroom, and a guest bathroom. Fabulous WEST facing backyard with huge composite deck and private yard, fully landscaped and fenced with irrigation system. Completing this exceptional offering is a double car garage accessible via a PAVED lane. Walk to highly rated Rosedale School (K-9), Crescent Road, tennis courts, downtown, Bow River pathways, and Princeâ€™s Island Park! ***Floor plans and a 3D tour are readily available, providing a glimpse into this dream home.***

Built in 2024

Essential Information

MLS® #	A2144302
Price	\$1,585,000
Sold Price	\$1,564,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,415
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1417 3 Street Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M2X9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Steam Room, Storage, Sump Pump(s), Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Water Softener
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, Landscaped, Level, Paved, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 12th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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