\$1,849,000 - 7211 Kananaskis Drive Sw, Calgary

MLS® #A2158363

\$1,849,000

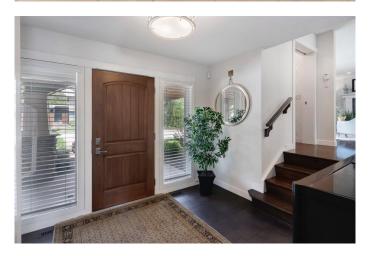
4 Bedroom, 5.00 Bathroom, 3,090 sqft Residential on 0.16 Acres

Kelvin Grove, Calgary, Alberta

Nestled along the serene streets of Kananaskis Drive in Kelvin Grove, this expansive 2-storey home is a testament to refined family living. With its close-knit community and abundance of nearby amenities, Kelvin Grove offers an unparalleled quality of life. The extraordinary location is adjacent to major transportation arteries, Rockyview Hospital and neighbourhood schools, as well as an abundance of shopping at Kingsland Plaza & Chinook Mall, all just a short walk away. Heritage Park's historical charm beckons nearby, while the 16 km paved pathway around Glenmore Reservoir invites outdoor enthusiasts, seamlessly integrating into Calgary's extensive biking & walking network. Step into this captivating residence and instantly feel its exceptional appeal. The grand foyer, adorned with built-in bench seating, sets the stage for the warm and modern ambiance that emanates throughout. Designed with entertaining in mind, the open-concept layout seamlessly connects formal living and dining spaces, offering the perfect setting for both intimate family gatherings and hosting guests. At the heart of the home lies the stunning kitchen, boasting white and grey custom cabinets, granite countertops, and top-of-the-line stainless steel appliances, including an induction cooktop, wall oven, dishwasher, and KitchenAid fridge. Flowing effortlessly into the family room, this space is enhanced with huge windows, tall, coffered ceilings, and a built-in entertainment







center, offering a seamless transition to the landscaped backyard oasis through French doors. Outside, a kayu batu deck, pergola-covered sitting area, and lush, professionally landscaped yard create the perfect retreat for tranquility, relaxation and entertaining. As you explore further, a gas fireplace graces the spacious living room, while the formal dining room dazzles with attractive ceiling detail. Upstairs, the master suite awaits, offering a spacious retreat with a large, vaulted sitting area, an ensuite with heated tile floors, plentiful cabinetry, and a custom walk-in closet. An additional primary suite on the upper level includes a walk-in ensuite and closet with heated tile floors overlooking the beautiful backyard. Two additional bedrooms, a 4-piece bath, and a den complete the upper level, providing abundant space for the entire family. Convenience meets functionality with the strategically located mudroom, complete with laundry facilities and generous storage. The developed basement offers additional living space, a wet bar, office, gym, and more generous storage, ensuring every need is met with ease. Other notable features include an extended double car garage, exposed aggregate driveway & sidewalk Control 4 system, security system, water softener, and maintenance-free exterior. This home offers more than just living space; it's a gateway to a thriving community and endless adventures.

Built in 1963

Essential Information

MLS® # A2158363 Price \$1,849,000 Sold Price \$1,800,000

Bedrooms 4
Bathrooms 5.00

Full Baths 4
Half Baths 1

Square Footage 3,090 Acres 0.16 Year Built 1963

Type Residential
Sub-Type Detached
Style 2 Storey

Status Sold

Community Information

Address 7211 Kananaskis Drive Sw

Subdivision Kelvin Grove

City Calgary
County Calgary
Province Alberta
Postal Code t2v2n3

Amenities

Parking Spaces 4

Parking Aggregate, Double Garage Attached

Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No

Animal Home, No Smoking Home

Appliances Bar Fridge, Built-In Oven, Dishwasher, Freezer, Induction Cooktop,

Microwave, Refrigerator, Washer/Dryer, Water Conditioner

Heating Central, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 3

Fireplaces Brick Facing, Gas, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Courtyard, Lighting, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Private, Treed

Roof Asphalt Shingle

Construction Cement Fiber Board Foundation Poured Concrete

Additional Information

Date Listed August 16th, 2024

Date Sold September 23rd, 2024

Days on Market 38

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office MaxWell Capital Realty

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