

\$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
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.