



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1412 Kerwood Crescent  
Calgary, Alberta**

**MLS # A2228846**



**\$2,295,000**

<b>Division:</b>	Kelvin Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,530 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Alley Access, Garage Faces Rear, Heated Garage, Oversized, RV Access/Pa		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Tre		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Mixed

**Foundation:** Poured Concrete, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C1

**Utilities:** -

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sauna, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wired for Sound

**Inclusions:** n/a

Welcome home to your own private sanctuary—a breathtaking executive bungalow that redefines luxury living in one of Calgary's most coveted neighbourhoods. This architectural masterpiece seamlessly blends sophistication with comfort, creating an environment where everyday feels like a retreat. Step through the magnificent entrance and be welcomed by soaring ceilings that create an immediate sense of grandeur. The thoughtfully designed layout flows effortlessly, with 10 foot ceilings and gleaming hardwood floors stretching throughout, catching the abundant natural light that pours through expansive windows and oversized doors. The heart of this home is the gourmet kitchen featuring exquisite custom cabinetry that marries form and function beautifully. Premium stainless steel appliances to inspire your culinary adventures, while the intelligent design ensures that whether you're preparing an intimate dinner or hosting a large gathering, everything flows with effortless grace. The living room is a haven for relaxation, anchored by a stone fireplace stretching from floor to ceiling. Retreat to the luxurious primary suite featuring it's own cozy fireplace. The spa-inspired ensuite transforms your daily routine into a luxury experience with steam shower, double vanities, and a soaker tub. The generous second bedroom boasts its own spacious ensuite. A convenient half bath completes the main level's thoughtful design. Descend to discover your personal entertainment paradise and enjoy the home cinema with professional-grade projection system, fireplace and wet bar. Whether you envision a spacious family retreat or a private fitness studio, this versatile space adapts to your lifestyle. Unwind in the cedar-lined sauna and enjoy spa-quality relaxation at home. Two additional spacious bedrooms, each with its own ensuite, provide endless possibilities for family and

guests. The fully fenced yard provides privacy and security, while the large deck serves as the perfect backdrop for entertaining and relaxation. The impressive detached triple heated garage offers generous storage and high ceilings that easily accommodate larger vehicles and beside it is a dedicated RV parking pad. Living in Kelvin Grove means embracing the very best of Calgary living. This mature, tree-lined neighbourhood offers the perfect balance of tranquility and convenience. With several schools, diverse shopping and dining options, a community hall, sports facilities, parks and medical facilities all within close range. Beautiful Glenmore Reservoir lies just minutes away, offering endless trails and outdoor adventures. A quick commute to downtown and major arteries, this location has it all. With 5,000+ sq feet of finished living space on a generous lot, this isn't just a house &ndash; it's a lifestyle. The prime location and stunning design ensure enduring value and future appreciation.