



GRASSROOTS
REALTY GROUP

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17016 Centre Street NE
Calgary, Alberta

MLS # A2229735



\$2,649,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 6,980 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 7 | Baths: | 7 full / 1 half |
| Garage: | Additional Parking, Heated Garage, Oversized, Paved, Quad or More Attached | | |
| Lot Size: | 2.07 Acres | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space | | |

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|--------------------|---------------------------------------|-------------------|-------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Stone | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 0 |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | S-FUD |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Built-in Features, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Stone Counters, Walk-In Closet(s)

Inclusions: Gas Cooktop, Built-in Refrigerator, Refrigerator, Dishwasher x2, Built-in Oven, Gas Range, Range Hood, Washer 2, Dryer 2, Garage Door Opener, Sump Pump, Water Softener, Window Coverings

2 ACRE LOT!! IN-FLOOR HEATING IN BASEMENT & GARAGE!! 7 BEDROOMS - 7.5 BATHROOMS!! 5 MASTER BEDROOMS!! 6-CAR ATTACHED GARAGE!! OVER 10,700+ SQFT OF LIVING SPACE!! BREATHTAKING MOUNTAIN VIEWS!! LUXURY WALKOUT BASEMENT!! SPICE KITCHEN!! LAUNDRY ON TWO LEVELS!! This grand estate is a showpiece of timeless design, high-end craftsmanship, and expansive living — located in the prestigious GATED COMMUNITY OF CAVALARO RANCH ESTATES, right next to the new Northwest expansion. Step into a SOARING FOYER WITH DUAL CURVED STAIRCASES and a striking chandelier that instantly sets the tone. The MAIN FLOOR features a STUNNING OPEN-TO-ABOVE GREAT ROOM with floor-to-ceiling windows and a sleek fireplace, a FAMILY ROOM, BREAKFAST NOOK, formal DINING ROOM and an entertainer's dream of a GOURMET KITCHEN. From top-of-the-line WOLF & SUB ZERO APPLIANCES to granite counters, a full SPICE KITCHEN, BUTLER'S PANTRY and custom cabinetry — no detail has been overlooked. Also on this level: a MAIN FLOOR MASTER BEDROOM with 4pc ensuite, SEPARATE LIVING AREA, FULL BATH, LAUNDRY and WALKOUT DECK ACCESS from multiple rooms. Upstairs, the luxury continues with 4 BEDROOMS AND 3 BATHS, including a PRIMARY BEDROOM WITH FIREPLACE, PRIVATE OFFICE/YOGA ROOM, MASSIVE WALK-IN CLOSET and SPA-STYLE 5PC ENSUITE WITH STEAM SHOWER. This also offers a PRIVATE BALCONY, accessible from both the bedroom and office. Another bedroom includes its own BALCONY, ENSUITE BATH, and WALK-IN CLOSET, while two additional bedrooms share a spacious JACK & JILL 4PC BATH. The FULLY DEVELOPED WALKOUT BASEMENT is where

luxury meets lifestyle: 2 MASTER BEDROOMS each with ensuite baths and walk-in closets, a HOME THEATRE, a large GYM ROOM, DEN, MUDROOM, 2PC POWDER ROOM, COLD ROOM and a REC ROOM WITH BAR AREA. There's also a COVERED PATIO in the south-facing backyard. Custom touches throughout include WAINSCOTING, COFFERED CEILINGS, rich wood and stonework, extensive BUILT-IN FEATURES, and a smart HOME AUTOMATION SYSTEM. Outdoors, the landscaping is fully equipped with UNDERGROUND IRRIGATION, a DRY POND, a stunning PERGOLA, GAZEBO WITH ELECTRIC and a GAS FIRE PIT. A RARE OFFERING OF UNMATCHED SPACE, DESIGN, AND CRAFTSMANSHIP — THIS HOME IS TRULY ONE-OF-A-KIND. SCHEDULE YOUR PRIVATE VIEWING TODAY!