



**2219 Kelwood Drive SW  
Calgary, Alberta**

**MLS # A2117700**



**\$1,850,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,444 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Other, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Wood Frame, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Storage		

**Inclusions:** N/A

Crafted by renowned builder Birch Hill Custom Homes, this executive family home showcases timeless design and impeccable craftsmanship across its 3,444 Sq Ft, 4 bedrooms, 3 bathrooms upstairs, including an ensuite. The main level boasts an open floorplan with engineered wood floors, a spacious living area, and a gourmet chef's kitchen featuring a Butler's Pantry, granite or quartz countertops, soft-close cabinets, and a top-notch appliance package. Step through the patio doors from the living room to discover a large, covered deck leading to an uncovered deck and a landscaped, fenced yard. The main level also includes a good-sized dining room and a 2-piece bathroom. Transitioning to the second level, neutral hardwood flooring seamlessly continues. The primary suite is a haven of opulence with large walk-in closet and a spa-like ensuite bathroom featuring a double vanity, linen closet, freestanding soaker tub, and a glass-enclosed shower. Three generously sized bedrooms, and 2 full baths and a well-appointed laundry room with a soaker sink. Conveniently located within walking distance to elementary schools within the CBE and the CSSD, as well as the Glendale Community Centre, Optimist Athletic Park, ice rink, gardens, and private tennis courts. Accessibility is a highlight, with a short drive leading to 17th Avenue, the gateway to the bustling downtown core. For those seeking a scenic escape, a quick hop onto Highway 1 West will transport you to Banff and the majestic Rocky Mountains, offering an unparalleled natural backdrop to your daily life. This thoughtfully designed home is destined to stand the test of time, ensuring a legacy of enduring elegance. It's more than a home; it's a statement of discerning taste and a testament to the artistry of unparalleled craftsmanship by Birch Hill Custom Homes. For those seeking the pinnacle of

high-end living, this custom-built masterpiece awaits &ndash; a residence where luxury and lifestyle converge to create an extraordinary living experience. Welcome home to timeless elegance in Glendale.