



**7211 Kananaskis Drive SW
Calgary, Alberta**

MLS # A2134381



\$1,949,900

Division:	Kelvin Grove		
Type:	Residential/House		
Style:	4 Level Split		
Size:	3,090 sq.ft.	Age:	1963 (61 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Front Drive, Insulated, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings		

Inclusions: Patio lights, Exterior speakers

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. Step into this captivating abode and instantly feel the allure of its exceptional appeal. The grand foyer, adorned with built-in bench seating, sets the stage for the warm and modern ambiance that flows 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 relaxation and entertaining, adding a touch of tranquility to every moment. 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. The location is truly extraordinary, with schools, Kingsland Plaza & Chinook Mall just a short walk away. Adjacent to major transportation arteries and with Rockyview Hospital nearby, peace of mind is assured. 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 and walking network. This home offers more than just living space; it's a gateway to a thriving community and endless adventures. Experience the epitome of luxury living in this exquisite home.