



824 22 Avenue NW
Calgary, Alberta

MLS # A2139387



\$974,888

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,876 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landsc		

Heating:	Boiler, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Skylight(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Step into the heart of Mount Pleasant and discover a hidden gem with amazing curb appeal and a mature low maintenance landscape. This 2-storey, 4-bedroom family home feels as new as the day it was built. With over 2,700 square feet of air-conditioned living space, this residence by award-winning Landmark Homes promises a lifestyle of comfort and elegance. As you enter, you are greeted by the expanse of the sunny main level and the open floor plan. The kitchen, a chef's paradise, boasts ceiling-height cabinetry complete with recessed under-cabinet lighting. Imagine the aroma of freshly brewed coffee from your own dedicated station, or the sizzle of gourmet meals prepared on the premium stainless steel gas stove. Quartz countertops, a corner pantry, and a large center island invite both culinary creativity & casual gatherings. Adjacent, the dining room, illuminated by a series of clerestory windows, sets the stage for memorable family dinners & celebrations. The living room beckons with its natural gas fireplace, framed in floor-to-ceiling tile, offering warmth and a serene view of the rear outdoor space. At the front of the house, a spacious office provides the perfect transition from your workday to family time, ensuring productivity without sacrificing comfort. The sky lit staircase leads you to 3 bedrooms including the private retreat of the primary bedroom. The owner's space is generously sized & will easily accommodate large bedroom furnishings. The luxurious 5-piece ensuite is your personal spa, featuring automatic under-cabinet lighting, heated floors, dual sinks, a glass stand-up shower, and a soothing soaker tub. Two more bedrooms, a 4-piece bathroom, and convenient laundry are also on this level. The lower level extends the living space with heated floors throughout. Here, the 4th bedroom and a 3-piece bathroom with a

stand-up shower provide privacy for guests. The large family room, complete with a stylish wet bar, becomes the hub for entertainment, while an adjacent exercise room encourages a healthy lifestyle. Triple-pane windows ensure energy efficiency & tranquility, while central air conditioning maintains comfort year-round. The lower windows, encased in attractive concrete window wells enhance natural lighting. Step outside to the sun-drenched, charcoal-stamped concrete south facing front patio, where you can wrap up your day with a glass of wine, chatting with family & neighbours. The professionally landscaped, no-maintenance yard offers a private oasis, with exposed aggregate walkways leading to a private backyard. Imagine summer barbecues with two natural gas lines for your grill and patio heater, and a reinforced patio ready for a future hot tub. An insulated double attached garage protects your vehicles and seasonal items, adding to the home's practical appeal. Nestled in the vibrant community of Mount Pleasant, this home is just a short walk from Confederation Park, and minutes away from downtown, schools, recreation, shops, and dining.