



**2415 1 Street NW
Calgary, Alberta**

MLS # A2177901



\$999,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,452 sq.ft.	Age:	1945 (79 yrs old)
Beds:	1	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Gazebo, Landscaped, Underground Sprinklers, Private		

Heating:	Forced Air, Zoned	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: 2 x Vacuum Systems & Attachments, Alarm Equipment, Speakers, Built-In Office Desk & Shelves, 3 TVs, TV Mount(s), Main floor area rugs, Attached Murphy Bed, Kinetico Water System

****OPEN HOUSE SATURDAY, NOV 23RD, 1PM-3PM** ---ONE OF A KIND HOME---** located on a stunning SW CORNER LOT (6253 sqft) in Tuxedo, with a WEST BACKYARD and an OVERSIZED HEATED DREAM GARAGE with EPOXY FLOORS & an upper loft! This TIMELESS classic with a MODERN flare offers an UNPARALLELED level in ARCHITECTURE, DESIGN and CHARACTER, inside and out, which only begins to describe the meticulous detail that went into this exquisite home. PRIDE OF OWNERSHIP shines throughout, with over \$300,000 in renovations over the years (since 2010), to bring this luxurious home to a higher quality of living. Major parts of the updates include the exquisite modern kitchen & bathrooms with heated floors & luxury finishings, a basement dug down to increase ceiling height with heated flooring, a new roof system with spray foam insulation & metal soft coated shingles (2014), custom built-ins & woodwork on all levels, stunning hardwood and tile throughout, custom stone walls/chimney/foundation cover, exposed aggregate on the driveway/paths/gazebo, metal cladding on windows with solid wood frames (basement with granite window sills), lush landscaping with numerous tree types/stone wrapped gardens & tree surrounds/irrigation system/composite decking, a custom GAZEBO with a gas firepit/BBQ, and the list goes on! The main level will impress, featuring a unique layout with large living/dining areas, a spacious luxury kitchen with heated floors | loads of cabinets | granite counters | high-end appliances, a custom office, a half bath, and access to the backyard oasis for your summer retreat. The main level is an open and sophisticated space, great for entertaining. Upstairs you will discover a truly distinctive primary bedroom setup with a spa-like ensuite bathroom, large walk-in closet, custom built-in features, and

character ceiling features. The ensuite bath has a dual sink vanity, soaker tub, heated floors, and a heated towel rack to top it off! Downstairs showcases a large entertainment area, a guest area with built-in closets & murphy bed, another stunning bathroom with a soaker tub | STEAM SHOWER | heated floors, an impressive laundry/mechanical room, and the "SECRET ROOM" behind a built-in shelf. The backyard is spectacular providing the cottage mood, and features various tree types, lush landscaping, a gazebo, and large deck space. This location is highly sought after for the luxury lifestyle, convenient inner-city location, greenspaces/parks, and quality of life. Additional features of this charming home include: CENTRAL AIR CONDITIONING | Multi-Zone heating system with thermostats on each floor | Hot Water ON DEMAND system | 2 x Central Vacuum Systems & Attachments | TVs, Mounts, Speakers, and main floor area rugs included. This only begins to describe this beautiful home! This is a must see in person... come check it out before it's gone!