



GRASSROOTS
REALTY GROUP

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**708 Madison Avenue SW
Calgary, Alberta**

MLS # A2197233



\$3,199,999

Division:	Britannia		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,999 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Low Maintenance		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Mixed, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, See Remarks, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	N/A		

Nestled in the heart of Britannia, this stunning West Coast contemporary home offers the epitome of luxurious urban living. Boasting nearly 6000 SqFt of developed space on an oversized lot, this five-bedroom masterpiece features four bedrooms on the second level, each with its own ensuite bathroom, ensuring unparalleled comfort and functionality for families. A heated driveway and front walkway means no shoveling during the winter months! Head inside and be welcomed by the expansive open floorplan, highlighted by a chef's dream kitchen complete with imported European cabinetry, high-end Wolf and Miele appliances including a gas cooktop, espresso machine, built-in ovens, and multiple dishwashers. An entertainer's dream, the Control4 Home Automation System makes it easy to control music, lights, security, and more throughout the home. Enjoy seamless indoor-outdoor living with a large entertaining deck off the main floor dining room, a private South facing balcony with an outdoor fireplace, and an additional covered outdoor area off the lower level. The walkout basement offers a media room, games area, personal gym, and additional bedroom suite to ensure all your families needs are met. A detached dwelling at the back provides endless possibilities for an indoor golf simulator, large gym, indoor sports training, studio space, storage, and has potential to serve as a nanny suite or guest space. Step out your door and enjoy the easy access to Britannia Off Leash Park and Elbow River pathways. Just minutes from downtown Calgary and surrounded by vibrant cafes, restaurants, and shops, this home is a rare blend of elegance and convenience in one of Calgary's most sought-after neighborhoods.