

**1332 7 Street NW
Calgary, Alberta****MLS # A2226128****\$2,399,000**

Division:	Rosedale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,829 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Steam Room, Wired for Sound		

Inclusions: N/A

Situated on a quiet street with a picturesque Elm-lined boulevard. Discover the essence of luxury living; featuring an array of attractive upgrades designed to enhance your lifestyle. Extensive Millwork - experience the elegance of custom millwork throughout the home, including intricate casings, mouldings, a stunning coffered ceiling, wainscoting, and beautifully crafted archways that add character and sophistication to every room. On site finished 3/4 inch hardwood floors on two levels add a timeless warmth. Spa-like Amenities - indulge and relax with a steam shower located on the lower level, providing a tranquil escape after a long day. Premium Plumbing Fixtures - the home is equipped with top-of-the-line plumbing fixtures from renowned brands like Kohler and Grohe, ensuring both style and functionality in every bathroom and kitchen. Integrated Sound System - elevate your entertainment experience with built-in speakers wired to a central location, High-Efficiency Mechanical Systems - this property boasts upgraded mechanical equipment, including a high-efficiency boiler, fan coil furnaces with a hot water heat exchanger, and a heat recovery ventilation unit (HRV) for optimal comfort and energy savings. An 80-gallon indirect domestic water heater and a water softener further enhance your daily living. In-Floor Heating - stay warm and cozy with in-floor heating throughout the entire basement and all three bathrooms on the upper floor, providing a luxurious touch during colder months. Dual Air Conditioning Units - two air conditioning units efficiently serve the main and upper floors, ensuring a comfortable climate throughout the home. Outdoor Living - enjoy the outdoors year-round with front and rear covered decks, perfect for entertaining guests or relaxing with family in a serene setting. Irrigation System - maintain your lush landscaping effortlessly with an underground irrigation

system, allowing you to enjoy a beautiful yard without the hassle of manual watering. This property is not just a home; it's a lifestyle upgrade. Experience the perfect blend of luxury, comfort, and convenience today!