

**3114 14 Avenue SW
Calgary, Alberta****MLS # A2248623****\$1,124,900**

Division:	Shaganappi		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,049 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: NONE

OPEN HOUSE SATURDAY AUGUST 16, FROM 1.00pm TO 4.00pm ,Nestled in one of Calgary's most coveted enclaves, this exceptional Shaganappi residence blends contemporary luxury with refined design — perfectly positioned on a rare 29-ft wide lot. Every element has been meticulously curated to create a space equally suited for grand entertaining and relaxed everyday living. Soaring 10-ft ceilings on the main level set an immediate tone of sophistication, complemented by wide, graceful stairs that lead to an airy upper level with 9-ft ceilings. A sun-drenched formal dining room welcomes you upon entry, flowing seamlessly into a chef's kitchen that dazzles with quartz countertops, full-height custom cabinetry, a striking central island, and premium stainless steel appliances — all illuminated by designer lighting. The open-concept living room exudes warmth, anchored by a stunning gas fireplace framed by custom built-ins. Wall-to-wall patio doors open to a private outdoor haven — ideal for al fresco gatherings under Calgary's vast prairie skies. A dedicated office, chic powder room, and stylish mudroom round out the main floor. Upstairs, the serene primary retreat features built-in speakers, a spa-inspired ensuite with freestanding tub, glass-enclosed shower, dual vanities, and an expansive walk-in closet. Two additional bedrooms — one with a walk-in, the other with custom built-ins — share a modern bathroom, while a fully equipped laundry room with sink adds everyday convenience. The fully finished basement continues the elevated experience with 9-ft ceilings, a spacious Rec. room with gas fireplace and media centre, a sleek wet bar with glass stemware hangers, a private gym, and two generous bedrooms — one featuring built-in study space. With a full bath and separate exterior entrance, the lower level offers

potential for guests, multigenerational living, or future income. Thoughtful upgrades throughout include central vacuum rough-in, security system wiring, full window coverings, and a double detached garage. Steps from parks, golf courses, boutique shopping, fine dining, and top-tier schools, this five-bedroom home redefines modern elegance in one of Calgary's most desirable communities.