

10 Glenmount Crescent SW
Calgary, Alberta

MLS # A2210683



\$1,599,000

| | | | |
|------------------|--|---------------|------------------|
| Division: | Glendale | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 2,328 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 5 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Detached, Oversized | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Cork, Hardwood, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Composite Siding, Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Sauna, Soaking Tub, Steam Room, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: steam shower unit and sauna unit in basement, sound system in home including built in speakers and all attached A/V components, hot tub,

2017 CUSTOM BUILD IN GORGEOUS GLENDALE | Imagine being able to call this 2017 custom-built bungalow your own, without having to go through the process of a new build, and at a cost that would be impossible to achieve today. Built to last and inspired by classic century home architecture, this unique property exudes a timeless elegance and quality craftsmanship rarely seen today. This thoughtfully designed layout offers over 4000 sf of living space, 5 bedrooms, 4.5 bathrooms and a sun-filled loft... a "magical" home that can suit families of all shapes and sizes. The warm and welcoming living room has a custom fireplace, lovely built-in display shelves and is open to the dining room and dream kitchen. Bespoke details include a central island with hand-crafted wood top, a deluxe walk-in pantry, induction cooktop and access to the ideal mudroom, back entry and 3 PC bath. With the enviable SE exposure and numerous windows throughout, life will be sun-filled all day long. There are 3 bedrooms on the main floor (2 sharing the Jack + Jill bathroom) and the primary suite with access to the deck, a large "Cali-closet" and luxurious ensuite with heated floors and towel rack, freestanding tub, glass shower and dual vanities. There is an exceptional main floor office with 4 work stations, tons of convenient storage and even a hidden (pull out) work table, ideal for larger art projects. The lower level is a fun and flexible space with a large wet bar, family room, games area and cozy gas fireplace. The 2 spacious bedrooms share large bathroom, complete with steam shower and built-in sauna. You will appreciate the built-in sound throughout and highly efficient mechanicals, including hot water on demand, a rough-in for future solar power, central A/C, in-floor heating throughout the lower level and hook ups on

the main floor for laundry. This sprawling 65ft lot located on a culdesac, opposite a green space, features a 22 x 24 garage, a large deck with a gas line and even a hot tub. Glendale is an eclectic and leafy westside area offering great access to LRT, many popular amenities and a vibrant community association to become a part of. A rare and wonderful opportunity for an urban family seeking comfortable luxury in a central location. Book your look today!