



1055 Kerfoot Crescent SW
Calgary, Alberta

MLS # A2173420



\$2,750,000

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| Division: | Kelvin Grove | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 2,558 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 6 | Baths: | 5 full / 1 half |
| Garage: | See Remarks, Tandem, Triple Garage Attached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, See Remarks | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood, See Remarks, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Quartz Counters, Wired for Sound | | |

Inclusions: Hood Fan, Beverage Centre

**** Property is Conditionally Sold **** Introducing a brand-new, exquisitely designed bungalow in the prestigious community of Kelvin Grove. This luxury residence spans just under 5,000 sq. ft. of meticulously developed space, offering 6 bedrooms, with one bedroom designated as an office, 5.5 bathrooms, and a 3-car heated garage with epoxy floors and an integrated drain. From the moment you step inside, you'll be captivated by the Paul Lavoie-inspired interior, featuring soaring lofted ceilings and a cozy gas fireplace with a bespoke Tuscan stone limestone surround. The open-concept kitchen is a chef's dream, showcasing custom cabinetry with upgraded birch interiors and organizers, a French plastered hood fan, and an integrated Sub-Zero and Wolf appliance package. The centerpiece is a stunning island adorned with Taj Mahal quartzite. Natural light floods the main living area through a wall of windows and glass patio doors, seamlessly blending indoor and outdoor spaces. Step onto the spacious concrete patio to enjoy the private outdoor setting, complete with gas and electric BBQ hookups and a gas line for a fire table. The main level features 3 bedrooms, including a luxurious primary suite with a custom walk-in closet and a spa-inspired ensuite boasting a curbless shower. A large, centrally located laundry room serves the main floor bedrooms, while the mudroom and pantry provide additional storage with custom cabinetry. The lower level offers an expansive living space with 2 additional bedrooms, an office, 2 full bathrooms, a wet bar, a dedicated gym, a media room, and a recreation area—all warmed by in-slab heating. Additional Features and Upgrades: Home automation system with Lutron RA2 wireless lighting and a Sonos sound system, EV wiring for two vehicles. Exterior finishes include tumbled natural limestone and acrylic

stucco, exposed aggregate driveway and patio, landscaped yard with sod, irrigation, black mulched beds, an Ornamental Snow Crab and a Schubert Chokecherry Tree. This breathtaking property embodies thoughtful design and premium craftsmanship in every detail. Don't miss your chance to experience this stunning home - book your private viewing today!