

**1338 Child Avenue NE
Calgary, Alberta**

MLS # A2222161



\$1,649,000

Division:	Renfrew		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,323 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	4
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting, U		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	none		

Location sets this well maintained, immaculate property apart from the rest. Walking distance to downtown, the LRT, river walking paths & shops along 9th Ave(Bridgeland) Only mins from Edmonton Trail's amenities & quick access to Memorial Dr & Deerfoot. This custom-built executive home sits on a large corner lot backing the ridge overlooking Science Centre & park. With over 4710 sq ft of luxurious living space, downtown views & complete privacy with no rear neighbors, this home is ideal for families. The grand entrance welcomes you with double doors, 20-ft designer ceiling, cherry wood floors & porcelain tile thru-out the main. The foyer features an open-to-below design with custom chandeliers. Open concept connects the living, dining & kitchen area. The dream kitchen offers 2 expansive, granite-topped islands; one with a wine bar & prep sink, while the other offers a gas stovetop with downdraft. Jenn Air appliances, including an oversized double fridge with water & built-in microwave. 3 pantries offer convenient storage solutions. Great room boasts a gas fireplace with mantle, surrounded with built-in shelving. Double French doors lead from the great room to a large east-facing deck. Main floor also includes a spacious office with a walk-in closet, working bench & city view & can double as an extra bedroom with a full bathroom on the main level. Ideal for a mother-in-law or Nanny. Custom silhouette blinds dress every window thru-out. Upstairs, a library with built-in shelving offers more stunning downtown views & a perfect place to watch Stampede fireworks. The generously sized master bedroom features a 2-way gas fireplace shared with the library & an abundance of natural light. The 5-pce ensuite offers a standalone tub, double sinks, custom cabinets & massive shower. The walk-in closet, comparable in size to a bedroom at

7'7x16'11, includes organizers & built-in ironing board. 2 additional bedrooms up, one provides another breathtaking view, along with a 4-pce bathroom complete the upper level. Cherry wood flooring enhances the library, while the bedrooms have newer carpet replaced last year. The fully developed basement features a large theatre room with projector & screen, a spacious bedroom with walk-in closet, a gym/flex room & another custom-designed 4-pce bath. Custom shelving in the utility room for extra storage. Central A/C, in- floor heating in the basement and underground sprinkler system are other great perks. The back yard is fully enclosed with a vinyl fence & offers a large deck surrounded by mature trees & shrubs for privacy. An oversized detached double garage that is fully insulated, drywalled & heated , garage opener replaced within the past 2 yrs, The interior & full exterior has been repainted in the last 2 years. Roof shingles replaced within the last 5 yrs. Stunning property offers privacy, space, & luxury in one of the most desirable inner-city locations. Shows 10 out of 10!