

780-380-6207  
meghan@meghanrobinson.net

370 Capri Crescent NW  
Calgary, Alberta

MLS # A2172149



**\$2,150,000**

<b>Division:</b>	Charleswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,370 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Garage Door Opener, Triple Garage Detached, Workshop in		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Low Maintenance Landscape, Private, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Doorbell cameras (3)		

Step into this beautifully designed Trickle Creek custom home located on a quiet crescent across from a treed green space, in one of Calgary's most desired neighborhoods - the community of Charleswood. With over 3,500 sq. ft. of total developed space, the main floor impresses with soaring 10-foot ceilings, setting a tone of spaciousness and grandeur. The living room features barrel arch with hidden storage, custom millwork accented with solid brass Armac Martin hardware, and an oversized 48-inch gas fireplace with a stone surround serving as the perfect centerpiece for cozy evenings. For the ultimate culinary experience the kitchen boasts a vaulted ceiling allowing for 8-foot counter-to-ceiling windows, maximizing natural light and outdoor sight lines. It is outfitted with a top-tier Jennair appliance package, including a 48-inch gas range, double ovens, and a microwave drawer. The Brizo polished nickel bridge faucet, pot filler, and a Kohler apron-front sink add both style and convenience. Open white oak shelving with solid brass Armac Martin brackets provide functionality and style. A separate butlers pantry and mudroom are located off the kitchen, featuring a Kohler apron-front prep sink, ample closed storage and custom built-in millwork. The second floor continues the feeling of openness with 15-foot vaulted ceilings in the hallway, master bedroom, and ensuite. The primary suite is designed for comfort and privacy, complete with sound insulation walk-in closet with custom millwork and a spa-like ensuite. Luxuriate in peace with ample space and thoughtful details that ensure rest and relaxation, including separate vanities, a soaker tub, and an oversized shower with dual shower heads and temperature control. The finished basement is perfect for entertaining or guest accommodations, with sound-insulated ceilings in the bedroom and in-floor heating

in the bathroom for added comfort. The entire home is equipped with an integrated Sonos sound system, allowing you to enjoy music or media throughout the space. Outdoor living is a highlight on this property, with a rear deck featuring a pergola and a front deck complete with privacy wall. The oversized triple car garage includes a woodworking shop, while the outdoor gas fireplace with a custom concrete surround adds warmth to your evenings. Neighbouring trees provide a park-like setting with clear sightlines with no overhead power lines and convenient underground sprinkler system. Modern living is made easy with energy-efficient Lennox two-stage air conditioning, solid 8-foot core doors, and high-end finishes throughout. Whether hosting or relaxing, this home offers a timeless blend of luxurious touches and practical features, designed for those who appreciate craftsmanship and comfort.