



We feature gorgeous maple cabinetry, thick slabs of granite, two-tiered island and the dining area located nearby.

Thick fine-wood built-ins, soaring ceilings, windows spanning the full width of the main floor.



Both bedrooms are luxurious in size...a master with a wall of windows and spacious enough to create a lounging area.



*Welcome to
104, 1720 - 12th Street S.W.*



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Overview

The finest workmanship is expressed through every inch of this home with extensive use of thick granite on all counter-tops, thick fine-wood built-ins found in the Great Room, soaring ceilings, windows spanning the full width of the main floor and a roof-top patio with stunning downtown views. A most grande gourmet kitchen with maple cabinetry, a two-tiered counter, designer backsplash and Viking Professional series black steel appliances with a six burner gas stove and an external exhaust fan. The Great-room offers sophisticated living, featuring the floor to ceiling built-in shelving and the gas fireplace. The dining area is conveniently located directly beside the kitchen and Great-room and is spacious enough for the most lavish gathering. The master bedroom and second bedroom are generously sized and each has their own en-suite. Features less evident to the eye however adds even greater attention to detail is the sound system found in the Great Room and Master bedroom, significant storage in the basement, and a secured gated complex.

You are steps from the lifestyle 17th Avenue offers with a variety of trendy restaurants and shopping opportunities and short distance to "Marda Loop" adding even greater choice of eateries and venues.

Kitchen and Dining Area

Seldom do you find a kitchen of this size, making meal preparation a breeze in this ultra-modern kitchen, offering the gorgeous maple cabinetry, thick slabs of granite counters and a two-tiered island creating a casual eating area. The designer backsplash is a gorgeous compliment to the cabinetry. Enjoy the freedom to entertain and cook; as your guests relax in the casual eating area, you can enjoy putting the final touches to that fabulous meal. The appliances are chef quality with Viking Professional series black steel and a six-burner gas stove and an external exhaust fan. The wall of windows on this main floor floods these rooms with morning sun and creates exceptional drama, and the soaring smooth ceilings creates even greater spaciousness. The dining area soaks all of these features in...and the convenience of your French-door accessing your patio for easy bar-be-queing and summer entertaining.

Great Room

The open design of the main floor is an important feature. The size and spaciousness of these rooms, along with the smooth finished soaring

ceilings with recessed lighting, and the volume of windows spanning the width of the main floor makes this space exceptional. The show-piece feature wall with the fireplace surrounded by custom built detailed wood built-in from floor to ceiling and wall to wall...is stunning. The room offers warmth and coziness, but is spacious enough to showpiece your finest furnishings. The hardwood floors found throughout the entire main floor offers practicality in its easy care and beauty in its feel and colour. This is what homeowners have come to expect today in high-end finishing.

Entrance

Enter and you will immediately see the difference, a large open foyer spacious enough to allow all your guests to enter comfortably...and notice the volume of closet space at the entrance.

Bedrooms and Ensuites

The bedrooms are luxurious in size...a master with a wall of windows and spacious enough to create a lounge, relaxation area and a walk-in closet large enough to host the most lavish of wardrobes. The master en-suite welcomes you through the double French doors and features a spa-like environment with a his and her sinks, thick granite counters, stand-up shower and separate deep soaker tub. The second bedroom is equally welcoming featuring dual closets and a private 3-piece en-suite, and counters topped with thick granite.

Roof-Top Patio

Stunning downtown views can be enjoyed on your private roof-top patio. Imagine soaking in this view sipping your morning coffee...or entertaining guests in the evening with a roaring fire in your wood burning fireplace...amazing!

Conclusion

Exceptional craftsmanship! Uncompromising home of the highest quality and modern features in this inner city neighbourhood of Lower Mount Royal...and stunning downtown views. Steps from 17th Avenue with all that it offers...and a short drive to trendy "Marda Loop."

To view a virtual tour of this property or for more information and pictures go to my website at www.calgaryconnection.com or contact Real Phaneuf at 403-249-4322.