

1118 Bellevue Avenue SE
Calgary, Alberta

MLS # A1243218



\$1,795,000

Division:	Ramsay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,913 sq.ft.	Age:	2022 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Private, See Remarks		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Finished, Walk-Out

LLD: -

Exterior: Wood Frame

Zoning: R-C2

Foundation: Poured Concrete

Utilities: -

Features: Bar, Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Skylight(s), Smart Home, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: N/A

This BRAND-NEW ESTATE HOME in RAMSAY provides over 4,100 sq ft of living space, 4 BEDS, 3.5 BATHS, a fully developed WALKOUT BASEMENT, & features luxury upgrades & finishes. Ramsay is the perfect community for a young family with a park, Red's Diner, and Bruhe Coffee at the end of the street & within walking distance to Inglewood & East Village. Shopping, restaurants, amenities...whatever you're looking for, it's there! Commuting downtown is a breeze, w/ direct access to Macdonald Ave (next to the Saddle Dome) & Core along 9th Ave. Plus, walking paths, an off-leash park, outdoor stairs & rink make Ramsay as outdoor-friendly as can be! The open concept main floor features wide-plank engineered hardwood floors, high ceilings in the dining & kitchen and a sunken living room w/soaring 11-ft ceilings & direct access to a large balcony. The kitchen draws your eye w/ quartz countertops, stunning custom cabinetry w/ soft-close hardware, & a full-height tile backsplash. The 12-ft central island gives you lots of extra space w/ ample bar seating & a dual basin under-mounted sink, while a dream WALK-IN PANTRY gives you even more storage space. To top it all off, a premium stainless steel appliance package includes a 5-burner gas cooktop, built-in hood fan, over-size refrigerator, built-in wall oven & microwave, pot filler, & dishwasher. Enjoy family dinners in the formal dining room under a luxurious chandelier & access to the covered FRONT BALCONY w/ views of the park & DT, then relax afterwards in the ultra-modern living room w/ inset gas fireplace, full-height tile detailing, custom millwork, ceiling beams & dual French doors that lead out to the oversized REAR BALCONY w/ views of the valley and your massive 45 ft backyard! Rounding off the main floor is an elegant 2-pc powder room w/ floating

vanity & tile feature wall. Upstairs, you'll find 3 bedrooms: 2 good-sized bedrooms w/ large windows, built-in custom closets, a full bathroom, & a large laundry room. The primary retreat features a PRIVATE WEST FACING BALCONY, a 2-WAY GAS FIREPLACE shared w/ the ensuite, & an expansive walk-in closet w/ built-ins & walkthrough ACCESS TO THE LAUNDRY ROOM for ultimate convenience. The spa-inspired ensuite is elegantly finished w/ heated tile floors, dual vanities, framed mirror, oversized shower w/ rough-in steam, rain shower & handheld shower heads & a private water closet. A bonus space w/ pocket door is the perfect upper OFFICE or guest room. Downstairs, the lower level is fully developed large rec room w/custom media wall, WALKOUT access to a lower concrete patio, a separate home GYM or games space, & a full wet bar featuring quartz counters, custom cabinetry & a bar sink. The lower 4th bedroom has direct access to the 4pc bath. An ATTACHED FRONT GARAGE leads into a spacious tiled mudroom w/ walk-in closet, lockers, bench, & hooks. This home also comes w/ additional rough-ins for a security system, air conditioning, & in-floor heat in the basement! Customize your finishes today!