

**404 21 Avenue NW**  
**Calgary, Alberta**

**MLS # A2146868**



**\$2,150,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,846 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** n.a

Welcome to a modern architectural masterpiece in Mount Pleasant by CCC Homes, where luxury flows across 4,040+ sq ft of fully finished, designer space! A breathtaking Spanish tile feature wall welcomes you in the front foyer w/ views of the wood-wrapped stairwell w/ inset lighting & two stories of windows! 11-FT ceilings lead you to the elegant powder room w/ designer Kallista cast bronze decorative vessel sink & the front office w/ custom millwork, walnut wood panelling, & leather-finished granite countertop. The open-concept, high-end kitchen is a showstopper, with ceiling-height cabinetry alongside an incredible full-height Spanish slab tile backsplash & custom tile-wrapped hood fan. The oversized central island features natural leather-finished granite & Canadian-manufactured designer Bocci pendant lights. The premium JennAir appliance package includes a gas cooktop, panelled 48-in refrigerator, double wall oven, microwave drawer, & panelled dishwasher. This kitchen is also an entertainer's dream, w/ a walk-in pantry w/ built-in shelving & a PREP KITCHEN w/ quartz counter, Spanish tile backsplash, S/S sink, upper & lower cabinetry, plus a second gas range & dishwasher. The dining area has a DACOR 7-ft tall BUILT-IN WINE COLUMN alongside ceiling-height walnut wood panelling w/ open illuminated glass display shelves. The spacious living room centres on a gas fireplace w/ full-height stone surround, walnut panelling, Spanish tile built-in bench, LED lighting, & dual sliding glass doors to take you out to the maintenance free composite deck. You can also access the deck & the DETACHED TRIPLE CAR GARAGE w/ 10-ft ceilings through the rear mudroom finished with a bench, walnut panelling, & custom storage along two walls. Upstairs features 10-FT ceilings & a bright bonus room w/ built-in media centre w/ PRIVATE SOUTH-FACING

**BALCONY W/ OUTDOOR FIREPLACE!** The elegant primary suite features a sitting area, walk-in closet w/ motion sensor lighting, & spa-inspired ensuite w/ motion sensor lighting, heated tile floors, dual vanity w/ vessel sinks, quartz countertop, LED backlit mirrors, ceiling-height grooved Spanish tile, freestanding soaker tub, walk-in shower w/ 10-ft ceiling & full-height tile (roughed-in for steam), & Bocci designer lights. Two junior suites enjoy walk-in closets & 4-pc ensuites w/ HEATED TILE floors, motion sensor lights, floating vanities, & tub/shower combo w/ full-height Spanish tile. Downstairs, the living space continues w/ a spacious rec room & TV area w/ 100% natural WOOL carpet, built-in media centre, & full wet bar w/ leather-finished granite countertop, full-height slab tile backsplash, undermount sink, display shelving w/ LED feature lighting, Vevor ICE MAKER, & Frigidaire beverage fridge! There's also a home gym area w/ glass wall, wall-mounted mirror, & rubber sports flooring; fourth bedroom w/ built-in closet; & 4-pc bath w/ walk-in shower w/ glass door & full-height Spanish metal tile surround.