

**17016 Centre Street NE**  
**Calgary, Alberta**

**MLS # A2229735**



**\$2,649,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	6,980 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	7 full / 1 half
<b>Garage:</b>	Additional Parking, Heated Garage, Oversized, Paved, Quad or More Attached		
<b>Lot Size:</b>	2.07 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	S-FUD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Stone Counters, Walk-In Closet(s)		

**Inclusions:** Gas Cooktop, Built-in Refrigerator, Refrigerator, Dishwasher x2, Built-in Oven, Gas Range, Range Hood, Washer 2, Dryer 2, Garage Door Opener, Sump Pump, Water Softener, Window Coverings

**2 ACRE LOT!! IN-FLOOR HEATING IN BASEMENT & GARAGE!! 7 BEDROOMS - 7.5 BATHROOMS!! 5 MASTER BEDROOMS!! 6-CAR ATTACHED GARAGE!! OVER 10,700+ SQFT OF LIVING SPACE!! BREATHTAKING MOUNTAIN VIEWS!! LUXURY WALKOUT BASEMENT!! SPICE KITCHEN!! LAUNDRY ON TWO LEVELS!!** This grand estate is a showpiece of timeless design, high-end craftsmanship, and expansive living &mdash; located in the prestigious GATED COMMUNITY OF CAVALARO RANCH ESTATES, right next to the new Northwest expansion. Step into a SOARING FOYER WITH DUAL CURVED STAIRCASES and a striking chandelier that instantly sets the tone. The MAIN FLOOR features a STUNNING OPEN-TO-ABOVE GREAT ROOM with floor-to-ceiling windows and a sleek fireplace, a FAMILY ROOM, BREAKFAST NOOK, formal DINING ROOM and an entertainer's dream of a GOURMET KITCHEN. From top-of-the-line WOLF & SUB ZERO APPLIANCES to granite counters, a full SPICE KITCHEN, BUTLER'S PANTRY and custom cabinetry &mdash; no detail has been overlooked. Also on this level: a MAIN FLOOR MASTER BEDROOM with 4pc ensuite, SEPARATE LIVING AREA, FULL BATH, LAUNDRY and WALKOUT DECK ACCESS from multiple rooms. Upstairs, the luxury continues with 4 BEDROOMS AND 3 BATHS, including a PRIMARY BEDROOM WITH FIREPLACE, PRIVATE OFFICE/YOGA ROOM, MASSIVE WALK-IN CLOSET and SPA-STYLE 5PC ENSUITE WITH STEAM SHOWER. This also offers a PRIVATE BALCONY, accessible from both the bedroom and office. Another bedroom includes its own BALCONY, ENSUITE BATH, and WALK-IN CLOSET, while two additional bedrooms share a spacious JACK & JILL 4PC BATH. The FULLY DEVELOPED WALKOUT BASEMENT is where

luxury meets lifestyle: 2 MASTER BEDROOMS each with ensuite baths and walk-in closets, a HOME THEATRE, a large GYM ROOM, DEN, MUDROOM, 2PC POWDER ROOM, COLD ROOM and a REC ROOM WITH BAR AREA. There's also a COVERED PATIO in the south-facing backyard. Custom touches throughout include WAINSCOTING, COFFERED CEILINGS, rich wood and stonework, extensive BUILT-IN FEATURES, and a smart HOME AUTOMATION SYSTEM. Outdoors, the landscaping is fully equipped with UNDERGROUND IRRIGATION, a DRY POND, a stunning PERGOLA, GAZEBO WITH ELECTRIC and a GAS FIRE PIT. A RARE OFFERING OF UNMATCHED SPACE, DESIGN, AND CRAFTSMANSHIP — THIS HOME IS TRULY ONE-OF-A-KIND. SCHEDULE YOUR PRIVATE VIEWING TODAY!