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511 Salem Avenue SW
Calgary, Alberta

MLS # A2174485



\$2,299,900

Division:	Scarboro		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,890 sq.ft.	Age:	2018 (6 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Skylight(s)

Inclusions: motorized blinds, drapery, bbq

Nestled in the prestigious Scarboro neighbourhood, this contemporary 4-bedroom home sits on a premium, tree-lined street, offering breathtaking City views from the second floor balcony. Designed with luxury and elegance in mind, the home boasts on-site finished white oak herringbone hardwood floors throughout the main level, complemented by stand-off glass railings and soaring 10-foot ceilings. Expansive windows flood the space with natural light, while a sleek home office/den and formal dining room, featuring a coffered ceiling, add to the charm and functionality. The custom-designed kitchen is the heart of the home, offering timeless sophistication with quartz countertops, a modern tile backsplash, a built-in refrigerator, and a 48" DACOR gas range with double ovens. The oversized island, complete with a prep sink, provides ample space for both cooking and entertaining. A walk-in pantry and built in bar by the dining space add convenience. The open-concept great room is an inviting space, with large south-facing windows that bathe the room in sunlight and a cozy gas fireplace that serves as a focal point. Upstairs, a master retreat awaits, complete with a spa-like 5-piece ensuite featuring marble mosaic flooring, a free-standing soaker tub, and an expansive walk-in closet. There are three additional spacious bedrooms, two of which share a Jack-and-Jill ensuite, and a main bath for the third, while a conveniently located laundry room adds to the upper-level practicality. The fully finished basement offers additional living space, including a recreation room, a custom mudroom with access to the tandem triple-attached garage, a 3-piece bathroom, and a versatile bedroom currently used as a yoga studio. The south-facing urban yard is a private sanctuary, nestled among mature trees. Additional upgrades include air conditioning, illuminated stairway lighting,

drapery, custom motorized blinds, designer lighting, wallpaper accents, and beautifully landscaped grounds. This home is a masterpiece of contemporary design, offering luxury and comfort in one of the city's most sought-after locations.