

370 Capri Crescent NW
Calgary, Alberta

MLS # A2345869



\$2,350,000

Division:	Charleswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,407 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Heated Garage, Oversized, Triple Garage Deta		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Garden, Landscaped, Private, See Rema		

Heating:	Combination, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: na

Tucked along a quiet crescent in Charleswood, directly across from a beautiful treed green space, this custom-built Trickle Creek home offers over 3,500 sq. ft. of thoughtfully developed living space. The home has recently undergone extensive renovations, with particular attention paid to living space, storage, functionality, and outdoor enjoyment, representing a substantial investment throughout. The main floor has been completely reimagined with a reconfigured layout for a more functional, cohesive flow. New flooring runs throughout, paired with updated lighting, added custom cabinetry and storage, and a renovated powder room. Ten-foot ceilings carry an airy feel, and the living room features a barrel-vaulted ceiling with concealed storage, custom millwork in solid brass hardware, and a striking 48-inch gas fireplace with a stone surround. Energy-efficient Lennox two-stage air conditioning, solid 8-foot interior doors, and an integrated Sonos sound system carry that same quality throughout the home. The kitchen suits both everyday living and serious entertaining. A vaulted ceiling makes room for 8-foot windows that flood the space with light and open sightlines to the backyard. It's outfitted with a 48-inch gas range, double wall ovens, and a built-in microwave drawer. A polished nickel Brizo bridge faucet and pot filler sit over a Kohler farmhouse sink, with open white oak shelving adding storage and warmth. A butler's pantry and mudroom round out the space with a secondary prep sink and custom cabinetry. Upstairs, 15-foot vaulted ceilings run through the hallway and primary retreat, where a sound-insulated walk-in closet leads to a spa-style ensuite with dual vanities, a soaker tub, and an oversized shower with dual heads and temperature control. The lower level offers a new bedroom, an additional bedroom expanded for significantly more living space, and

heated bathroom floors, ideal for guests. Outside, the front and backyard landscaping have been completely redesigned, with a front deck and privacy wall, a rear deck, and a second lounge area for grilling, all framed by mature trees. A new backyard putting green adds a unique recreational touch, while a gas fireplace with a concrete surround extends outdoor evenings well into the season. With no overhead power lines and an underground sprinkler system already in place, the grounds are as low-maintenance as they are picturesque, and the triple detached garage rounds things out with a woodworking shop and extensive new storage. Charleswood is an established northwest community known for mature streetscapes and custom luxury homes, with quick access to Nose Hill Park, Bow River pathways, downtown, the University of Calgary, and nearby shopping and dining. From the quality of its finishes to the care in every upgrade, this home is a rare offering that pairs craftsmanship with true turnkey ease and an exceptional location.