

\$1,899,900 - 7312 Kelsey Place Sw, Calgary

MLS® #A2218783

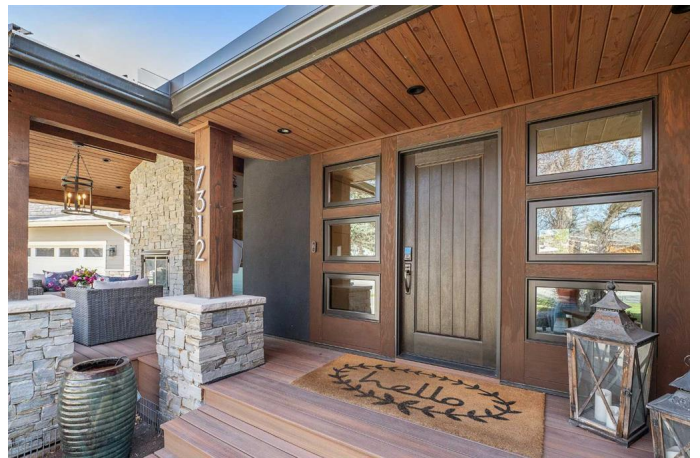
\$1,899,900

4 Bedroom, 4.00 Bathroom, 2,201 sqft

Residential on 0.17 Acres

Kelvin Grove, Calgary, Alberta

OPEN HOUSE SATURDAY, MAY 10TH FROM 1-3:30 PM. Rarely does a home with such charm, attention to detail and allure come to market. This captivating home is situated on a large 79â€™™ frontage lot & is nestled in a quiet cul-de-sac in Kelvin Grove offering 3+1 bedrooms, 3.5 baths & over 3400 sq ft of developed living space. Taken down to the studs in 2012-2013 the extensive renovation was completed with thoughtful design & meticulous attention to detail. A formal front foyer leads you into the main floor living room with commanding 11â€™™ wide solid stone/sandstone gas fireplace with walnut mill work & full-length concrete floating hearth with slate & lit art sconces. The vast open kitchen is tastefully finished with extensive custom cabinetry, large island, full height marble tile backsplash, high-end appliances, restaurant grade water filtration system & full beverage centre with third sink (plumbed in for a coffee machine) & beverage fridge. Additionally, thereâ€™™s a nook with walnut banquette, custom cushions & drawer storage. A pass-through from the kitchen to the dining room provides ease in entertaining. A lounge area adjacent to the dining room is perfect to keep your teens engaged in conversation or your little ones with a captive eye while playing. There are also two large bedrooms on the main level that share a 4-piece bath. The primary retreat with vaulted ceiling & deck access is a true private oasis, boasting a to-die-for walk-in closet & private ensuite with



heated porcelain & marble tile floors, gorgeous walnut vanity with white tower storage & dual sinks, relaxing soaker tub & large walk-in steam shower. A 2-piece powder room & mudroom with built-ins & slide out boot storage are added conveniences. Basement development includes a large family/media room with fireplace adorned with natural sandstone veneer & walnut millwork, flex room (perfect for an office or gym), large multi-use area, fourth bedroom & full bath with tiled shower. Other notable features include onsite finished quarter sawn rift hardwood, all wood drawers with dovetail joints, upgraded triple pane windows, speaker system (interior & exterior), central air conditioning & wired security system including cameras in backyard, garage & front doorbell. Enjoy the professionally landscaped outdoor living spaces with aggregate walkways, irrigation system & a magazine worthy back yard with cedar deck, built-in hot tub, 2 lower paving stone patios, cedar fencing with screen accents, perennials & beautiful mature trees that provide privacy & ambiance. This home has five schools within walking distance & is close to a park/community centre with tennis, pickleball & outdoor rinks, Heritage Park, Rockyview Hospital, Chinook Mall, the Glenmore Reservoir with 16km of biking/running trails & easy access to the new ring road. This home needs to be seen to be appreciated.

Built in 1962

Essential Information

| | |
|------------|-------------|
| MLS® # | A2218783 |
| Price | \$1,899,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |

| | |
|----------------|-------------|
| Half Baths | 1 |
| Square Footage | 2,201 |
| Acres | 0.17 |
| Year Built | 1962 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 7312 Kelsey Place Sw |
| Subdivision | Kelvin Grove |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2V 2M9 |

Amenities

| | |
|----------------|-----------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Bar Fridge |
| Heating | In Floor, Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Lighting, Private Entrance, Private Yard |
|-------------------|--|

| | |
|-----------------|---|
| Lot Description | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Treed |
| Roof | Metal |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 3 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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