

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

MLS® #A2218783

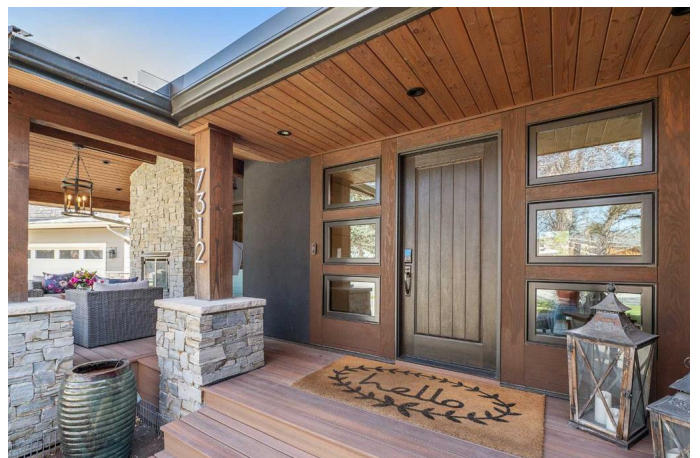
**\$1,899,900**

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	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
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
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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	4
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX First
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