

Kelvin GROVE

Completely Renovated Inner City Estate Home



7320 Kananaskis Drive SW

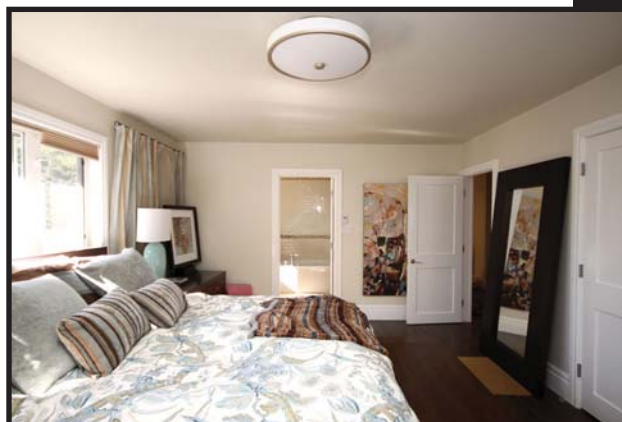
in Kelvin Grove



You can have it all! Enjoy all the advantages of living in a mature, inner-city neighbourhood **and** all the benefits of a new home. This Kelvin Grove home was completely renovated in 2009. Everything was removed – right back to the studs – and completely rebuilt, which allowed for a number of improvements not often found in established neighborhoods.

Beautifully stained oak hardwood flooring flows throughout the main and upper floors, while 12" custom baseboards add the finishing touch. The front foyer is both warm and welcoming with heated limestone tile floors, while the living room features a wood-burning fireplace with brushed bronze finish and limestone surround. A gas fireplace is also located in the cozy family room, along with a large sliding glass door to access the spacious back yard. The kitchen is generously sized and features plenty of cabinets, granite counters, sunny breakfast nook and top of the line appliances including built-in Sub Zero fridge, Wolf gas stove and Bosch dishwasher. The laundry room was moved to the main floor next to the kitchen, adding convenience and providing easy access with built-in pantry off the garage.

Upstairs are four bedrooms, including the master with expanded ensuite, plus a full bathroom and den with beautiful mahogany built-ins. The fully developed basement includes a media room, a fifth bedroom, full bathroom plus plenty of storage. New windows, new roof, an attached double garage and a detached double garage... this home has it all, and more!



Chris Zaharko

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