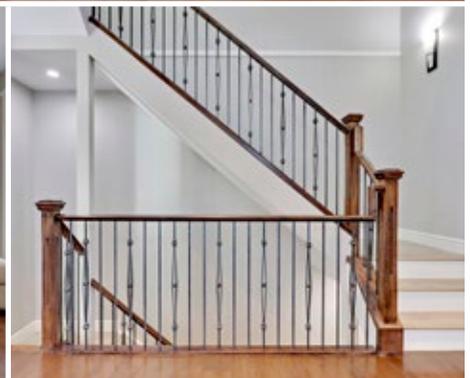
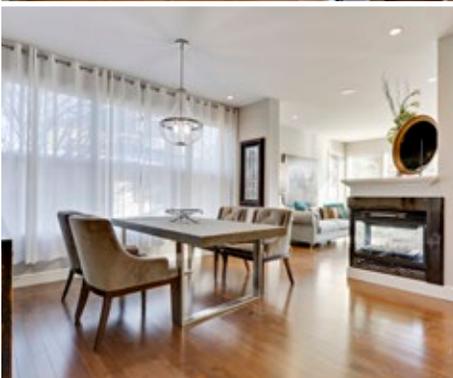


2639 21 Street SW
Susanne Harvey Real Estate Marketing



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2639 21 Street SW 2,547 ft² 4 3 2

Expansive and timeless, this stunning executive property offers outstanding value that rivals most single detached properties! Presenting over 2,547 sq. on two levels PLUS a smartly designed walk-out basement that presents an additional 1,193 sq.ft, this property is in a class of its own. Built on one of the prettiest streets and set atop a hill flanked by towering evergreens, the special feature of this home is the oversized windows on all three levels allowing for over 3700 sq. feet of living space to be bathed with natural light. Masterfully designed for entertaining, the “chefs” dream kitchen serves as a natural gathering point around the sweeping, 14 foot curved granite island, ceiling height custom cabinetry, high end Fisher Paykal appliances and so much more. Family and guests can spread out to enjoy two separate and spacious living areas each with its own gas fireplace, and then be seated in a dedicated dining area large enough to accommodate 12+ guests comfortably. You can bbq year round on the covered deck off the kitchen with a gas line and picture perfect views.

As the evening winds down, ascend the staircase to the three upper level bedrooms recently upgraded to wide plank, white oak flooring. Follow the hallway to the chandelier lit foyer of the Master Suite flanked with a new custom walk-in closet boasting glass drawer fronts, pull out trays, and motion activated, lighted shoe trays. Relax in the brand new, spa



inspired ensuite clad with floor to ceiling white subway & Carrera marble mosaic tile, a two person steam shower with 10m glass, oversized soaker tub, heated tile floors and glamorous Restoration Hardware stainless steel vanities. Two generous bedrooms offering space galore, 4-piece family bath, and dedicated laundry room with a sink add to the understated luxury.

Walk down recently installed custom, wide plank, white oak stairs to the lower level walk-out with double French Doors opening to a 16 ft. wall of floor to ceiling windows in the recreation room. Generous 4th bedroom/nanny's room, private 4-piece bathroom and tucked around the corner, you will find a surprisingly spacious 13 X 18 ft. media room that will easily work as a home office or play area too. The family will love the 18 x 6 ft mud room lined with lockers and shelving exiting to the private West facing backyard with an oversized 26 X 26, professionally finished and heated garage. Enjoy radiant in-floor heat in the lower level and central air conditioning.

Imagine the convenience of having your children exit out their own lower level entrance and walk less than a block along an extra wide, tree canopied back lane to a light controlled crosswalk to their Elementary school. Easy access to bus transportation, amenities galore and 7 minutes to the Core – you could even ride your bike to work!!.



2639 21 Street SW

Landscaped	Yes	Style	Two Storey
Parking	Dbl Garage Detach	Mls	C4160628
Age	2008	Ext Finish	Acrylic Stucco
Fireplace	2 - Gas	Size	2547 Sq.ft + Bsmt
Lot	6.2 X 38.1	Zoning	R-C2
Bedrooms	4 + Den	Plan	0812772
Bathrooms	3 Full + 1 Half	Block	7
Taxes	\$6,272/2015	Lot	49

GOODS INCLUDED Gas Stove, Fridge, Dishwasher, Microwave, Hood Fan, Garage Door Opener – 2, Washer, Dryer, Window Blinds, Central Air Conditioning, Garburator

GOODS EXCLUDED All Drapery, TV Mounts, Bronze Wall Lamps in 2nd Bedroom and Lower Media Room, Water Softener, 3/4 Book Case in Lower Office, Shelf On Wall in Lower Bedroom, Garage Work Bench

Measurements to be verified by buyer. Information is presumed to be accurate but not guaranteed



VERY PROUDLY PRESENTED BY

Susanne Harvey & Associates

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