

# \$2,895,000 - 23 Laxton Place Sw, Calgary

MLS® #A2181384

**\$2,895,000**

4 Bedroom, 6.00 Bathroom, 2,591 sqft  
Residential on 0.19 Acres

North Glenmore Park, Calgary, Alberta

Introducing "Aragorn"™, a luxury residence inspired by French Country homes in Burgundy, France, and presented by Arkadian Homes " a luxury builder with success in Lakeview, Parkdale, North Glenmore among other communities. The home is nestled in the most stunning, serene cul-de-sac in North Glenmore Park, on a 0.2 Acre lot. The exterior is adorned with natural stone " reminiscent of stone castles, in a seamless blend with stucco and Hardie fiber-cement panels. Extra-large triple-pane windows on the south face of the home flood the large living area with natural light and emphasize the detailed features of the home. The European Oak floors, Oak cabinets and stone counters are the stage for a seamless blend of traditional and modern designs. The demure style of the home is further enhanced by arches, vaulted, panelled ceilings, curated light fixtures, and more. The kitchen has tall white oak wooden cabinetry with dovetail drawers, and top-of-the-line WOLF APPLIANCE PACKAGE which includes a WOLF gas range, wood-panelled SUBZERO fridge and freezer with cold-water dispenser and ice maker, and built-in WOLF microwave drawer oven. The expansive 12-ft kitchen island and dining area is a hub for entertaining friends and family while the kitchen is a delight for culinary enthusiasts. This home is equipped with built-in speakers on the main floor and lower floor, has CONTROL 4 SMART HOME AUTOMATION - schedule your heating



and central AC cooling during the different seasons, lighting, music, TV and much more. The primary bedroom boasts of a large, cozy space with an ensuite 5-pc bathroom equipped with a steam shower, in-floor heat, and smart toilet. The main floor boasts of a second bedroom with an ensuite 3-pc bath. Completing the main floor is a tastefully finished home office/library for when you may want to work from home and chop down some tasks. The lower floor has been finished into a warm and comfortable living space with hydronic in-floor heating, Oak floors, 2 bedrooms with 2 ensuite baths, wet bar, gym/exercise room, extra-large flex room and a state-of-the-art GOLF SIMULATOR ROOM. An additional laundry room and powder room in proximity to the gym completes the carefully planned spaces in the lower floor. This home features a double front-attached garage with a car lift/hoist and a double detached garage accessible from the alley. The 19-ft-tall, front-attached garage is equipped with in-floor heat, drain, hot and cold water taps, epoxy flooring and has premium installations such as an electric car charger and a car lift, which transforms it into a triple car garage. Store up to 3 cars in the front-attached garage, 2 cars in the double detached garage, not forgetting double parking space on the driveway for a total of 7 parking spaces. This home is close up to top schools and right next to golf, the Athletic Park, shopping, and a short 10-minute drive to downtown. Come visit and contemplate the Aragorn, your expectations will be surpassed.

Built in 2025

### **Essential Information**

MLS® #	A2181384
Price	\$2,895,000
Bedrooms	4

Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	2,591
Acres	0.19
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	23 Laxton Place Sw
Subdivision	North Glenmore Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5E7

### Amenities

Parking Spaces	7
Parking	220 Volt Wiring, Additional Parking, Concrete Driveway, Double Garage Detached, Driveway, In Garage Electric Vehicle Charging Station(s), Garage Faces Front, Heated Garage
# of Garages	5

### Interior

Interior Features	Open Floorplan, Soaking Tub, Built-in Features, Low Flow Plumbing Fixtures, Quartz Counters, Skylight(s), Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Dryer, Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Built-In Freezer, Built-In Gas Range, Built-In Oven, Garburator, Garage Control(s), Humidifier, Instant Hot Water, Microwave, Range Hood, Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked, Wine Refrigerator
Heating	Forced Air, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Features	Built-in Barbecue
Lot Description	Back Lane, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Manufactured Floor Joist, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 5th, 2024
Days on Market	126
Zoning	R-C1

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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