



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3126 5 Street NW
Calgary, Alberta

MLS # A2214497



\$979,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,804 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows

Inclusions: N/A

OPEN HOUSE SATURDAY APRIL 26 FROM 12-2 PM Nestled on a peaceful sought after, tree lined street in Mount Pleasant, this exquisite 4-bedroom home offers the perfect blend of timeless charm and modern convenience all just steps from the beauty of Confederation Park. Located within one block of Confederation & Horsy park, situated at the end of the street enjoy the convenience of the newly lit skating rink in the winter, and playground with ample green space for all seasons. This is a no through traffic street and offers the quiet cul-de-sac feel all while enjoying the perks of being inner city! Step inside to discover a thoughtfully designed interior featuring central air conditioning, upgraded hardie board siding, beautiful walnut hardwood floors, main floor office, low maintenance backyard & more. The main level flows effortlessly from a sun drenched living room, complete with an upgraded picture window and cozy gas fireplace to a gourmet kitchen designed to impress. Outfitted with quartz countertops, soft close cabinetry, and a premium appliance package including a 6-burner gas range, this kitchen is a dream for both everyday living and entertaining. The back entrance offers space for the entire family with a bench and mud room when coming in from your double detached garage! The upper level features a luxurious primary suite with a 5-piece ensuite (heated floors included), walk-in closet, and another oversized window letting in plenty of natural light. Two additional bedrooms and a 4-piece bath complete the second floor. Downstairs, the fully finished basement boasts in-floor heating, a large recreation area, fourth bedroom, full 4 piece bathroom, and the perfect lounging space for hosting guests or the cozying up with the family for movie nights! Located in one of the most desirable pockets of the community, close to parks, schools, and amenities this is the

Mount Pleasant lifestyle at its finest.