



GRASSROOTS
REALTY GROUP

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825 22 Avenue NW
Calgary, Alberta

MLS # A2216049



\$899,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,835 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level, Low Maintenance		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Storage, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: TV wall mounts, California Closets Murphy Bed in the basement bdrm, Declorinator, all window coverings throughout.

This beautiful home is perfectly situated in one of the most family friendly neighbourhoods, Mount Pleasant. You are walking distance to all levels of schools (just two blocks from King George School), two blocks from the outdoor pool, arena, community centre and walking distance to Confederation Park and popular neighbourhood restaurants. The first thing you will notice upon entering the home is the warm and inviting living room which features a three sided gas fireplace adding coziness on those cool nights. The dining room has the fireplace and elegant ceiling details and is one of six rooms in the house with built-in speakers, perfect for entertaining. The kitchen is a chef's dream with an amazing amount of cabinet/countertop space plus an oversized south-facing kitchen window overlooking the private backyard. The kitchen island features a gorgeous Boos butcher block countertop and also provides additional storage with a convenient prep sink. The spacious and bright mudroom allows access to the backyard and double detached garage. The second level has brand new carpet and is filled with from three skylights. The large primary suite has all the luxuries including a large south-facing window with impressive downtown views, a walk-in closet, and a 5 piece ensuite with heated tile floors and jetted tub. The upstairs laundry includes a laundry sink and extra countertop space with built-in cabinet storage. The two other bedrooms on the second floor are a great size and have nice large windows that have blackout blinds included. The oversized main bath enjoys beautiful natural light and a large vanity. The fully developed basement is an open and inviting design which includes heated floors, a large recreational space with two built-in, surround sound speakers, and two large storage rooms, one being a cold room. A large 4th bedroom features built-in shelves, California

Closets Queen-sized Murphy bed and a private 4 piece ensuite bathroom. The sunny south backyard provides ample space to play and relax, with a 10' motorized awning over the large stamped concrete patio offering shade when desired. Minutes to downtown, hospitals, shopping, and transit, the quality-built, family-friendly home on a quiet street is a rare find with all the upgrades you could dream of.