



GRASSROOTS
REALTY GROUP

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4012 1A Street SW
Calgary, Alberta

MLS # A2218073



\$1,599,900

Division:	Parkhill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,282 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Faces R		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Creek/River/Stream/Pond, Dog R		

Heating: Boiler, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bookcases, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recreation Facilities, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: TV Mounts

Welcome to 4012 1A Street, a fabulous 3 + 1 bedroom home with 2,921 Square Feet of developed living space. Views of both the MOUNTAINS and RIVER VALLEY with SPECTACULAR SUNRISES + SUNSETS. Very PRIVATE as this home is located on a quiet ridge overlooking Stanley Park with GOREGOUS VIEWS. Renovated with fabulous upgrades while preserving the original architecture designed by Richard Lindseth. Since last purchased, the home has been transformed with Central Air Conditioning, a new furnace & hot water tank, 2 gas fireplaces, high end wool carpet, designer lighter, re-finished floors, new screen doors & REBUILT DECK. The Kitchen Features upgraded cabinetry, high-end granite countertops and UPGRADED APPLIANCES. The upstairs and main bathrooms have been fully renovated with granite counter tops, tile and in floor heating. The main floor layout features a GRACIOUS FOYER and STAIRCASE with a beautiful skylight above. The living space has 10FT CEILINGS with floor to ceiling WINDOW SETS and 9FT FRENCH DOORS. Upstairs you'll find a light & bright primary bedroom with a round opera window, balcony, & 5-piece ensuite bath (including soaker tub) & walk-in closet. Also, on this level are 2 good sized bedrooms, a 4-piece bath, and laundry room. Downstairs is finished with a large bedroom, 2 closets and a beautifully finished 4-piece bath. There is a large double garage with an UPGRADED HEATED DRIVEWAY serviced last year. This home featured in Parkhill is just steps away from the Elbow River, Stanley Park, bike/walking paths, tennis courts, playgrounds, an outdoor heated pool and much more.