



**GRASSROOTS**  
REALTY GROUP

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

**1338 Child Avenue NE**  
**Calgary, Alberta**

**MLS # A2222161**



**\$1,649,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,323 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting, U		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

Location sets this well maintained, immaculate property apart from the rest. Walking distance to downtown, the LRT, river walking paths & shops along 9th Ave(Bridgeland) Only mins from Edmonton Trail&rsquo;s amenities & quick access to Memorial Dr & Deerfoot. This custom-built executive home sits on a large corner lot backing the ridge overlooking Science Centre & park. With over 4710 sq ft of luxurious living space, downtown views & complete privacy with no rear neighbors, this home is ideal for families. The grand entrance welcomes you with double doors, 20-ft designer ceiling, cherry wood floors & porcelain tile thru-out the main. The foyer features an open-to-below design with custom chandeliers. Open concept connects the living, dining & kitchen area. The dream kitchen offers 2 expansive, granite-topped islands; one with a wine bar & prep sink, while the other offers a gas stovetop with downdraft. Jenn Air appliances, including an oversized double fridge with water & built-in microwave. 3 pantries offer convenient storage solutions. Great room boasts a gas fireplace with mantle, surrounded with built-in shelving. Double French doors lead from the great room to a large east-facing deck. Main floor also includes a spacious office with a walk-in closet, working bench & city view & can double as an extra bedroom with a full bathroom on the main level. Ideal for a mother-in-law or Nanny. Custom silhouette blinds dress every window thru-out. Upstairs, a library with built-in shelving offers more stunning downtown views & a perfect place to watch Stampede fireworks. The generously sized master bedroom features a 2-way gas fireplace shared with the library & an abundance of natural light. The 5-pce ensuite offers a standalone tub, double sinks, custom cabinets & massive shower. The walk-in closet, comparable in size to a bedroom at

7'7x16'11, includes organizers & built-in ironing board. 2 additional bedrooms up, one provides another breathtaking view, along with a 4-pce bathroom complete the upper level. Cherry wood flooring enhances the library, while the bedrooms have newer carpet replaced last year. The fully developed basement features a large theatre room with projector & screen, a spacious bedroom with walk-in closet, a gym/flex room & another custom-designed 4-pce bath. Custom shelving in the utility room for extra storage. Central A/C, in- floor heating in the basement and underground sprinkler system are other great perks. The back yard is fully enclosed with a vinyl fence & offers a large deck surrounded by mature trees & shrubs for privacy. An oversized detached double garage that is fully insulated, drywalled & heated , garage opener replaced within the past 2 yrs, The interior & full exterior has been repainted in the last 2 years. Roof shingles replaced within the last 5 yrs. Stunning property offers privacy, space, & luxury in one of the most desirable inner-city locations. Shows 10 out of 10!