



**GRASSROOTS**  
REALTY GROUP

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**617 19 Avenue NW**  
**Calgary, Alberta**

**MLS # A2225272**



**\$1,299,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,355 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Insulated, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Lawn, Private, Rectangular Lot		

<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>	Aluminum Siding , Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	None		

IMMACULATE CUSTOM DESIGNER INFILL IN MOUNT PLEASANT | CONTEMPORARY LUXURY HOME | DESIGNED BY PAUL LAVOIE GROUP AND PHASE ONE DESIGNS | SECOND FLOOR FAMILY ROOM | Welcome to 617 19th Avenue NW. This stunning custom home is located on a tree-lined avenue in NW Mount Pleasant. A RARE 30' wide lot maximizes living space, providing ~2,300 SQFT above grade and ~3,500 SQFT total livable. Exterior is brick veneer, stucco and aluminium siding. If you're looking to live inner city, on a quiet road, wider lot with a custom detached home, this is it. Tasteful design elements throughout the home such as hardwood floors, extended-to-ceiling solid maple wood cabinets, high-end European appliance package (Fisher & Paykel), 11" long island encased with quartz waterfall countertops, built-in refrigerator, built-in oven , built-in dishwasher, built-in microwave... The open kitchen leads you to a sunny south-facing living room with dual sliding patio doors and aggregate patio for your entertaining needs. The high-end dynamic venting Napoleon gas fireplace frames the living room. The hidden mudroom is oversized for all your storage dreams. Open-riser solid oak and glass stairs with inset LED lighting lead upstairs to the second-storey FAMILY ROOM! The skylight and extra window brings in natural bright light to the open area. Laundry room comes with plenty of storage, countertops and a sink. Two separate bedrooms flank the front of the home, with each their own custom closet built-ins. Main bath is functional, with a stand up glass shower. The primary bedroom features plenty of windows (south and east) keeping it bright and airy. Oversized walk-in closet with LED rail lighting makes this feel like a designer store. The primary ensuite shows off a large soaker tub with a privacy window (for those day-time baths), dual vanities

(mirrors to the ceiling), and a large stand-up glass steam shower, and water closet. Can't forget about the heated tile flooring. In the basement, you'll find a large wet-bar with a wine fridge and plenty of storage and display. The family room is perfect for movie nights in, ready to make your home theatre dreams come true. A custom wine storage rack with accent LED lighting tucked in the back to store your gems. Insane amounts of storage space in the utility room, another rarity in an infill home. This home is roughed-in for radiant in-floor heating in the basement and A/C. The backyard features a small lawn and large aggregate patio. BBQ gas line comes from the home. Double car garage with a window, privately fenced! Come check out not only one of Calgary's most desirable inner-city neighbourhoods, but a gorgeous custom built home! Conveniently located without the traffic and noise, with beautiful touching tree canopies on the street. The condition of this home is basically new. Owners have only lived here a short time, tried and tested &ndash; without the kinks of buying new-build, now ready for it's new owner (YOU!).