



**GRASSROOTS**  
REALTY GROUP

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**1020 19 Avenue NW**  
**Calgary, Alberta**

**MLS # A2227017**



**\$939,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,700 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Other, See Remarks		

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

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Other, See Remarks, Stone

**Foundation:** Poured Concrete

**Features:** Bar, Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Location&hellip;Location&hellip;Location&hellip;situated in the desirable central neighborhood of Mount Pleasant and walking distance to downtown, Kensington shops and restaurants, Jubilee Auditorium, McHugh Bluff and Confederation Park just to name a few. This stunning home features high end quality construction inside and out. Beautiful curb appeal featuring stone & acrylic exterior, stone curbed walkway, stone window wells and a fully landscaped front yard. When you walk through the front door you're greeted with a nice open layout with 9' ceilings, hardwood floors, custom woodwork & built ins and Hunter Douglas blinds throughout. The gourmet kitchen features full height cabinets, a massive 10'x5' espresso stained island, quartz countertops and high end stainless steel appliance package with gas range, built in oven and microwave. The great room features custom built ins, stone faced fireplace and a large window overlooking the backyard. The dining room, which also has a large window, is set off the main living area by beautiful French doors with glass inserts creating an intimate setting for family dinners or those special guests. This room would also work great for a home office. Rear mudroom has marble tile, custom built in lockers and a double closet which is great for storage. The upper level features a spacious master retreat with walk in closet including built in lacquered closet system, 5 piece spa like ensuite with soaker tub, espresso vanity with duel sinks and separate glass shower. Amazing laundry room with tons of cabinets, pull out laundry bin, sink and quartz counter tops. Two additional bedrooms and 4 piece main bathroom round out this level. Fully developed basement with family room, wet bar with full height cabinets and custom wine rack and glasses holder. The 4th bedroom, 4 piece bathroom and a nice size

storage room round out the basement. The backyard boasts an exposed aggregate stone patio and walkway to garage, beautiful mature tree surrounded by custom stone work and A/C for those hot summer days.