



**GRASSROOTS**  
REALTY GROUP

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**215 Greenwich Drive NW**  
**Calgary, Alberta**

**MLS # A2227891**



**\$839,000**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,056 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Front Drive, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Luxurious Newly Constructed Residence!!! This impeccable 3 bedroom, 2.5 bath home, built by the esteemed Partners Development, exudes sophistication and elegance. Boasting a plethora of high-end features, this property epitomizes modern opulence. The main level consists of an open floor plan with gorgeous LPV flooring, high ceilings and large windows that bring in tons of natural sunlight. Multiple upgrades set the tone for the exceptional quality present throughout the residence. The kitchen is a Chef's delight with top-of-the-line appliances, premium cabinets, quartz countertops plus a huge center island/breakfast bar that overlooks the massive living room and separate dining area that grants access to the backyard. Ascend the staircase to a lavish second floor, featuring a spacious bonus room plus a large primary bedroom with a walk-in closet and a spa like 5pc ensuite featuring dual vanities, separate shower and large soaker tub. Two additional bedrooms, a 4pc bath and laundry room complete the upper level. The basement awaits further customization with high ceilings and a rough-in for a bathroom. The insulated and drywalled garage adds to the practicality of this distinguished abode. Situated in the highly sought after New Community of "Greenwich", this home is a short stroll from the new Farmer's Market and surrounded by an array of shopping and dining options. This residence offers a lifestyle of unparalleled convenience and refinement with easy access to main roadways which further enhances the appeal of this exceptional offering.