

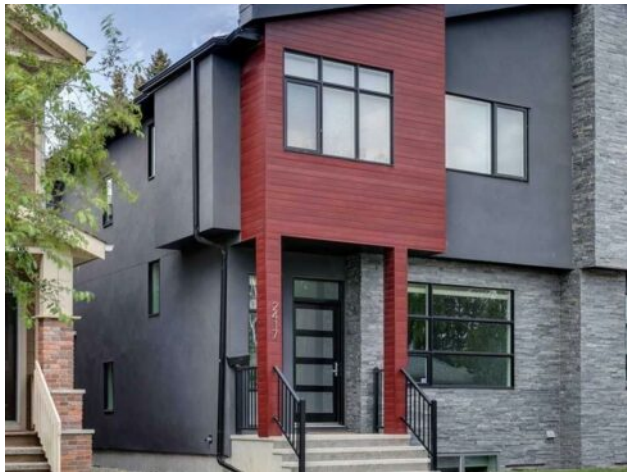


**GRASSROOTS**  
REALTY GROUP

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**2417 22 Street NW**  
**Calgary, Alberta**

**MLS # A2228522**



**\$949,900**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,910 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air	<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>	Concrete, Metal Siding , Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Discover this meticulously maintained 2016-built home in Banff Trail. Premium custom finishes welcome you from moment you step foot into the spacious foyer and flow seamlessly across the maple flooring which spans both the main and upper floors. With an exceptional layout, the great room faces the front, accompanied by a cozy lounge equipped with a gas fireplace and the kitchen and dining room in the rear of the home overlooking the private backyard. The gourmet kitchen elevates daily living with high-end appliances, modern dual-tone cabinetry, a reverse osmosis drinking water system, and a full-size pantry &mdash; a rare luxury in inner-city infills. Upstairs you'll find a stunning primary suite with custom king-bed nook and spa-like ensuite featuring a soaker tub and romantic double-sided fireplace. Two more generously sized bedrooms with custom built-ins in every closet, a four piece bath and laundry room complete the upper level. The bright basement maximizes livability with high ceilings, oversized windows, a fourth bedroom and third full bathroom &mdash; the perfect retreat for guests or older children. Well-maintained mechanicals include a water softener and radon mitigation system. Outside, the southwest-facing composite deck captures endless summer sunshine. Banff Trail is an established community offering easy access to downtown with a quick 5 minute walk to the LRT Station. It's amazing location for those who commute to The University of Calgary, SAIT, ACAD, and The Foothills Hospital. The walkability of the neighbourhood is excellent with nearby cafes, Confederation Park and a playground and Community Association only one block away. This turn-key sanctuary delivers the sophisticated lifestyle discerning buyers expect in one of Calgary's most vibrant communities.

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