



GRASSROOTS
REALTY GROUP

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636 10 Avenue NE
Calgary, Alberta

MLS # A2230379



\$1,795,000

Division:	Renfrew		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,822 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Level		

Heating:	Boiler, Central, High Efficiency, In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, See Remarks, Stucco, Wood Frame	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	none		

Virtual Open House, walk through the house 3D Video. Absolutely stunning in side and out. Professionally designed Modern house with countless upgrades, High end appliances, automation for your lights, entertainment, security cameras, and alarm system. Triple car garage and fully finished basement. Stylish inner city living at it's best. Over 4200 Sq. Ft. of Luxury with amazing open floor plan. Main floor: Gorgeous Kitchen with Jenn Air 48" Fridge, Jenn Air i Gas Stove and double oven with speed oven/micro wave build-in , two Built-in Dishwashers, Living Room w/ gas fireplace, Dining Room with beverage & wine coolers, Den, Powder Room & spacious Mud Room. Upper Floor: Family Room, Master w/ beautiful en-suite, 2 more Bedrooms, Full Bathroom & Laundry Room. Basement is fully developed w/ in floor heat, 4th Bedroom, Exercise room, Bar w/ Wine Coolers and another dishwasher, Wine Room, Media Room. Control Four smart home entertainment control system to seamlessly combine music, TV, climate control, lighting and more.