



**GRASSROOTS**  
REALTY GROUP

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1027 39 Avenue NW  
Calgary, Alberta

MLS # A2239968



**\$1,799,900**

<b>Division:</b>	Cambrian Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,015 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Second fridge in pantry, built-in speakers, steam shower.

Located in the long-established community of Cambrian Heights & situated on a 5952 sq ft pie shaped lot, this BRAND NEW CUSTOM BUILT alluring 2+2 bedroom home offers over 3900 sq ft of luxurious developed living space. The main level with lofty 12-14 foot ceilings is adorned with engineered hardwood floors & chic light fixtures, showcasing the airy living room anchored by a feature wall with commanding floor to ceiling granite fireplace & built-ins. The adjacent kitchen exudes sophistication, finished with quartz counter tops, large quartz waterfall island/eating bar with sink & glass washing station, excellent appliance package & butler's pantry with floor to ceiling built-ins, second fridge & microwave. Enjoy gatherings with family & friends in the spacious dining area with recessed lighting details & large niche for artwork. The primary retreat is a true secluded oasis boasting a custom walk-in closet with glass doors, under cabinet lighting, shoe rack & jewelry display cabinets. Walk into the 5 piece ensuite that leaves no detail spared with heated Spanish porcelain tile flooring, Smart toilet, tranquil soaker tub, dual vanities with stunning detail & rejuvenating steam shower complete with internet access. A second main floor bedroom features ample closet space & private 3 piece ensuite. Completing the main level are a mudroom with direct access to the laundry room & primary bedroom walk-in closet plus a 2 piece powder room with stone sink. Basement development with heated vinyl plank flooring & 9' ceilings, hosts a large family/media room & games/recreation area with wet bar & the ideal space for game or movie night. Two built-in desks are perfect for a home office setup or kid's homework station. A flex space with glass doors is seamlessly designed for a home gym. Two additional bedrooms (one with walk-in closet) & a 4 piece bath

are the finishing touches to the basement development. Other notable features includes roughed-in central air conditioning, built-in vacuum system installed, solid core doors & large windows for plenty of natural light. Outside, enjoy the beautifully landscaped side yard with large deck, patio lighting, cozy outdoor gas fireplace & access to the back patio area. Parking is a breeze with an oversized, insulated & drywalled double detached garage. Also enjoy the prime location, close to Confederation & Nose Hill Parks, schools, shopping, public transit & easy access to downtown via 10th or 14th Street.