



**GRASSROOTS**  
REALTY GROUP

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**2201 30 Avenue SW**  
**Calgary, Alberta**

**MLS # A2242525**



**\$2,050,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,673 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangu		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

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

**Inclusions:** Second A/C unit, Sonos sound system, Schwank patio heater (lower patio), garage heater, second wine fridge, 3 TV's (2 Samsung frame series & a Samsung 7 series with Sonos sound bar), garage flow wall system.

**OPEN HOUSE SATURDAY, JULY 26TH FROM 1-3:30 PM.** This sophisticated, modern home with FULLY DEVELOPED WALK-OUT BASEMENT & heated triple detached garage with flow wall system, is situated on a 37'x125' lot the heart of Richmond & offers sweeping views to the south & west to the mountains, 3+2 bedrooms & over 3800 sq ft of living space. The main level introduces wide plank hardwood flooring, 10' ceilings & is drenched in natural light, creating a light, airy ambience. A front flex room could be utilized as a formal dining room or den/office. Create culinary delights in the kitchen that's tastefully finished with quartz counter tops, island/eating bar, an abundance of storage space, high-end appliances & convenient butler's pantry. A casual dining area is open to the living room anchored by a floor to ceiling feature fireplace & built-in entertainment centre. Completing the main level is a 2 piece powder room. An elegant staircase with glass wall leads to the second level that hosts 3 bedrooms (all with walk-in closets), a 5 piece main bath & laundry room with sink & storage. The primary retreat is a true oasis, boasting a to-die-for walk-in closet & opulent 5 piece ensuite with in-floor heat, dual sinks, relaxing freestanding soaker tub & separate shower. The walk-out basement with in-floor heat, features a large family room complete with wetbar & perfect for game or movie night. There are 2 additional bedrooms & a 4 piece bath with rejuvenating steam shower & ideal for teens or guests. A convenient mudroom with tons of storage for seasonal gear completes the basement development. Other notable features include 2 central A/C units, Hunter Douglas automated window shades on main & second levels & Sonos sound system. Exterior features include beautifully landscaped front & side gardens with underground

sprinkler system & a sunny south back yard featuring an upper deck with BBQ gas line & large patio complete with heater. The prime location is incredibly convenient, walking distance to vibrant Marda Loop & close to schools, shopping, public transit & easy access to Crowchild Trail.