



**GRASSROOTS**  
REALTY GROUP

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**215 15 Street NW**  
**Calgary, Alberta**

**MLS # A2243581**



**\$949,800**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Hillhurst   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,645 sq.ft.  | <b>Age:</b>   | 1987 (38 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached  |               |                   |
| <b>Lot Size:</b> | 0.08 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Garden, Gazebo, Landscaped, Low Maint |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Marble  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Wood  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Sauna, Skylight(s), Vaulted Ceiling(s) |                   |      |
| <b>Inclusions:</b> | TBD   |                   |      |

Located in the desirable community of Hillhurst is this beautifully updated home. With over 2300 sq ft of total living space, this home is sure to impress! With a newer roof, hardy board exterior and foam insulation there is no question this home is maintained at the highest level. The main level boasts an open concept layout with gleaming hardwood running throughout. The chef's kitchen is accented with built in Viking professional grade appliances, an abundance of granite counters and custom cabinets throughout. No detail was spared with the numerous custom built-ins and wainscoting throughout. The sun-filled family room features a wood burning fireplace and vaulted ceilings; that opens up to a landscaped west facing yard with newly stained two tiered deck, pergola, sun shade, shale stone accents completed with the a double detached garage. The upper level includes a massive primary bedroom with vaulted ceilings and dual closets and a second bedroom also adorned with vaulted ceilings. A classic and timeless bathroom equipped with heated weaved marble floors, dual vanity, sky light, soaker tub and separate glass shower to ensure you have best royal experience. The lower level is a flexible space that can be utilized as massive 3rd bedroom, entertainment area or additional living area that houses both a wine cooler/refrigerator and countertops. A beautifully finished bathroom and sauna provides a spa like feel. Location is like no other, minutes to the core, trails, Bow River, shopping and some of the finest restaurants make this community unmatched. Do not miss this opportunity!