



GRASSROOTS
REALTY GROUP

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5008 21A Street SW
Calgary, Alberta

MLS # A2244593



\$1,250,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,983 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: Basement Suite Refrigerator, Basement Suite Stove, Basement Suite Microwave, Basement Suite Dishwasher

**** OPEN HOUSE: Friday, August 15th 2-5pm **** Welcome to 5008 21A Street, a stunning modern family home with 5 bedrooms and 3.5 bathrooms. As you enter, you're greeted by a bright dining room and an open-concept floor plan that effortlessly connects to the gourmet kitchen. This chef's paradise boasts high-end appliances, quartz countertops, full-height cabinetry, a full-sized island, and a convenient coffee bar with built-ins. The spacious living room, complete with high ceilings and a cozy gas fireplace, offers an inviting atmosphere, while built-ins with a desk provide practical workspace. Sliding patio doors lead to the back deck, enhancing indoor-outdoor living. The main floor also includes a mudroom and a stylish powder room. Upstairs, the luxurious primary bedroom features walk-in closets, and a spa like 5-piece ensuite with a soaking tub, double vanity, and walk-in shower, offering a relaxing sanctuary. Two additional bedrooms, a full bathroom, and a dedicated laundry room complete this level. The basement legal suite includes two bedrooms with its own closets, a full bathroom, and a living room. The home's exterior showcases a timeless brick facade, and the fully fenced and landscaped backyard offers a private retreat for outdoor activities. A double car garage adds to the home's convenience and practicality. Situated close to the trendy amenities, restaurants, and shops of Marda Loop, this property harmoniously blends elegance with functionality, offering a stylish and comfortable living environment for every lifestyle. Book your showing today!