



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

411 24 Avenue NW
Calgary, Alberta

MLS # A2244635



\$939,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,054 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Custom built by Esteem Homes this gorgeous 4 bed, 3.5 bath home radiates pure elegance through-out. Offering close to 2900sq/ft of highly upgraded space this modern home is a must see. The main level consists of an open floorplan with 10' ceilings, luxury flooring and large windows that bring in tons of natural sunlight. The kitchen is a Chef's delight featuring upgraded S/S appliances, a gas cook-top, built-in oven, microwave plus gorgeous full height cabinets, tiled backsplashes and a massive quartz island/breakfast bar that overlooks the family room with a floor to ceiling stacked stone fireplace. Completing the main floor is a formal living room off the front entrance with custom ceiling features plus a separate dining area, 2pc bath and mudroom off the back. A glass railed staircase leads to the upper level featuring vaulted ceilings and luxury carpet. The primary bedroom comes with a walk-in closet (custom built-ins) plus a "spa like"; 5pc ensuite with a soaker tub, separate shower and dual vanities. Completing the upper level are two additional bedrooms, a 4pc bath and laundry room with a sink. The basement has been professionally developed offering a huge Rec room with a wet bar plus a 4th bedroom, 4pc bath and extra storage space. The exterior is fully fenced and landscaped with a large deck off the back leading to a double detached garage. Located in the highly desirable inner City neighborhood of Mount Pleasant the location can't be beat. Within walking distance to schools, Confederation Park, City transit, trendy shops/restaurants and minutes to the DT core.