

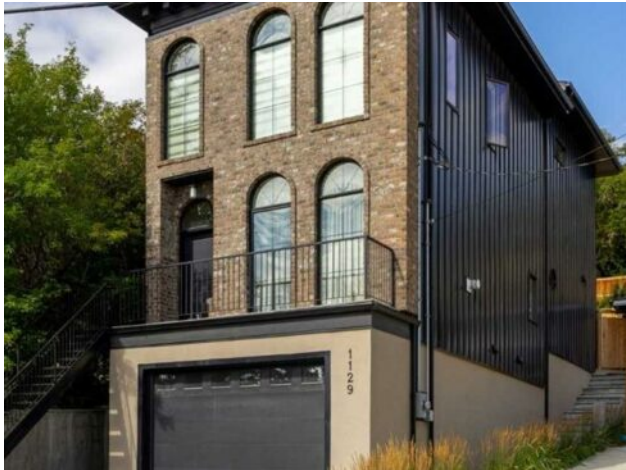


GRASSROOTS
REALTY GROUP

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

1129 Maggie Street SE
Calgary, Alberta

MLS # A2246698



\$1,275,000

Division:	Ramsay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,118 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Private, Street Lightin		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, ICFs (Insulated Concrete Forms), Metal Frame, Metal Siding , Stone, Siding	Zoning:	R-CG
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This is Ramsay living at its finest. Perched on one of the most coveted streets in the neighbourhood, this custom brownstone by boutique builder Icon Design and Development, with architecture by John Trinh & Associates and interiors by Studio Felix, gives you unbeatable views over the community and skyline. Plus, you're just minutes from Inglewood, the Elbow and Bow River pathways, and quick access to Blackfoot Trail, Macleod Trail, and Deerfoot Trail to get anywhere in the city fast. Inside, every detail is dialed in. The main floor has heated polished concrete floors (yes, warm concrete), a showpiece fireplace, and distinctive custom millwork you won't find in a builder-grade home. The kitchen is built for people who love to cook and host, with a massive island, high-end gas range, and loads of storage. There's even a home bar with beer taps for when friends drop by. Upstairs you'll find three big bedrooms, including a primary suite with a spa-style ensuite and walk-in closet. In the lower level, you will find an excellent flex space! The west-facing backyard is private and tiered to make the most of the views. It's low-maintenance, has plenty of space to relax, and yes — there's already a hot tub waiting for you. The heated attached garage (rare for Ramsay) is oversized and tandem, perfect for your gear, hobbies, and Calgary winters. Homes like this don't come up often here. Ramsay gives you that small-town feel in the middle of the city, and Maggie Street is as good as it gets. For more info and photos, click the links below!