

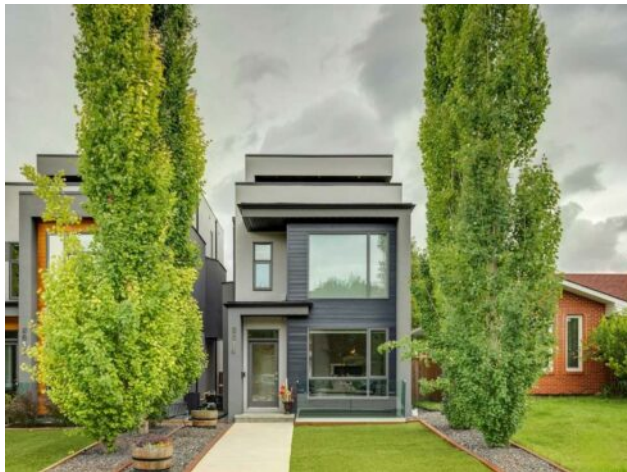


GRASSROOTS
REALTY GROUP

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2614 21 Street SW
Calgary, Alberta

MLS # A2247320



\$1,550,000

Division:	Richmond		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,654 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Rolled/Hot Mop	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, High Ceilings, Stone Counters, Walk-In Closet(s), Wired for Sound		

Inclusions: Basement Washer & Dryer, Wine Refrigerator x 4, All TV's and TV Mounts, Central Air Conditioner x 2, Control 4 Smart Home System, Security Cameras, Electric Living Room Fireplace, Exterior Speakers (backyard and rooftop patio),

****Open House: Sunday, August 10 from 2:30 to 4:00 PM**** This stunning three-story detached home offers nearly 3,500 sq ft of beautifully finished living space in the heart of Richmond. Every detail reflects thoughtful design, quality craftsmanship + numerous luxury upgrades throughout. Soaring 9-foot ceilings on all levels + large windows fill the home with natural light + hardwood floors throughout. The main floor is ideal for both entertaining + everyday life. The spacious dining room is at the front of the house with lovely street views; Chefs kitchen is efficiently designed, galley style with huge island, upgraded KitchenAid appliances, Caesarstone + quartz counters, walnut cabinetry, under-cabinet lighting, floating shelves, a built-in wine wall + a movable custom island table. Comfy family room with ribbon gas fireplace overlooks backyard. Patio doors lead into the sunny, south-facing backyard—fully finished in maintenance-free concrete with gas hookups for a BBQ + fire table, outdoor speakers + a double detached garage complete with slat wall + ceiling storage. A floating oak staircase leads to the second level, which includes two generous bedrooms, a mezzanine office, a five-piece bathroom with heated floors + a full laundry room. The top-floor primary, is a private retreat, offering a massive walk-in closet with custom shoe racks + storage, a spa-inspired five-piece ensuite with a standalone tub, floor-to-ceiling tiled shower with LED lighting + heated floors. From here, access your large private rooftop patio. The fully finished basement offers a cozy living area with wet bar, an additional bedroom, three-piece bathroom, second laundry set + storage. Additional features include: Smart home system with built-in speakers + full sound/security wiring, four wine coolers, two furnaces, each with humidifiers, dual A/C units for climate control, oversized 80-gallon hot water tank,

mudroom with heated floors + custom built-ins, Gemstone exterior lighting + low-maintenance turf front yard. Located on a quiet street just a short walk to Marda Loop, 17th Avenue, Richmond School (K–6) + nearby shops + restaurants.