



GRASSROOTS
REALTY GROUP

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1020 19 Avenue NW
Calgary, Alberta

MLS # A2256598



\$864,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Mount Pleasant | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,836 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, Front Yard, Landscaped, Rectangular Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound | | |
| Inclusions: | Built-in speakers, Hunter Douglas blinds. | | |

Located in the long established community of Mount Pleasant, this 3+1 bedroom home offers over over 2600 sq ft of developed living space! The open & airy main level presents hardwood floors & high ceilings, showcasing the front formal dining room that transitions effortlessly into the kitchen that's tastefully finished with quartz counter tops, large island/eating bar, crisp white cabinets & high-end stainless steel appliance package. The living room is anchored by a striking floor to ceiling feature fireplace & custom built-ins. A mudroom & 2 piece powder room complete the main level. The second level hosts 3 bedrooms, a 4 piece bath & laundry room with sink & storage. The primary bedroom boasts a walk-in closet & secluded 5 piece ensuite with large vanity & dual sinks, relaxing soaker tub & separate shower. Basement development includes a large family/media room with wetbar & perfect for game or movie nights. The finishing touches to the basement are a fourth bedroom & 4 piece bath. Other notable features include central air conditioning, central vacuum system, Hunter Douglas blinds & built-in speakers throughout. Outside, enjoy the beautifully landscaped front garden & private back yard with patio & access to the double detached garage. The location is incredibly convenient, close to picturesque Confederation Park, Mount Pleasant Community Association, trendy Kensington, SAIT, schools, shopping, public transit & effortless access to downtown.