



**GRASSROOTS**  
REALTY GROUP

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**2309 21 Avenue SW**  
**Calgary, Alberta**

**MLS # A2257702**



**\$1,250,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,747 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Insulated, Private Electric Veh		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Mazon Design presents the "Richmond", another gorgeous, custom-built home on a choice, south exposure lot in the heart of popular Richmond/Knobhill. Mazon Design offers one-of-a-kind, hands-on attention to detail with over 2,300 sqft of luxury living space and 3 levels of quality upgrades & finishings. The open main floor is beautifully designed with 10' ceilings and 8' interior doors, highlighted with a full size dining room and a dream kitchen featuring a 10' island with seating for 6, floor-to-ceiling custom cabinets, Quartz countertops, gas range and top-of-the-line plumbing and lighting! The adjoining great room has a feature wall with media cabinets and a gas fireplace finished in porcelain tile. The wall of glass opens to an oversized, south exposure deck, plumbed for a gas BBQ. Conveniently located 1/2 bath and private mudroom with direct access to the yard and garage complete the main floor. The glass railings and in-step lighting make the stairway to the 2nd level a visual highlight! Upstairs features 9' ceilings, fully equipped laundry, 3 piece bath, 2 spacious bedrooms (both with walk-in closets) and a gorgeous primary suite with multi-vaulted ceiling and spa-inspired ensuite which has to be seen to be appreciated! The lower level has the same level of quality finishings: 9' ceilings, in-floor heating, 3 piece bath and spacious bedroom for guests or an office or home gym. The family room with the additional cabinets, sink and beverage fridge, is a great space for a home theater and play area for the kids. Easy lane access to the double detached garage which is drywalled, insulated and fully wired for an EV. Some notable upgrades: floorings glued and screwed (not nailed), 70 gal hot water tank, water softener, all cantilevers sprayed with R-40 insulation, basement walls waterproofed with "water dog asphalt

coating&rdquo;; foundation wrap membrane, additional rebar in basement slab to provide durability and a sump pump for peace of mind, an additional water line run to the back deck for a future hot tub plus fully landscaped front and back yards. Mazon Design carefully built and designed the home between 2 beautiful 70 year trees that provide both shade and gorgeous curb appeal. Amazing location around the corner from a park, walk to the shops and restaurants on 17th Ave and only minutes to downtown. Pick your possession date and move right in! Unbeatable Value!! New Home Warranty and Builder&rsquo;s One Year, Door-to-Door Warranty. Price includes GST. Unbeatable value! Property is being sold at list price which is below replacement cost!