

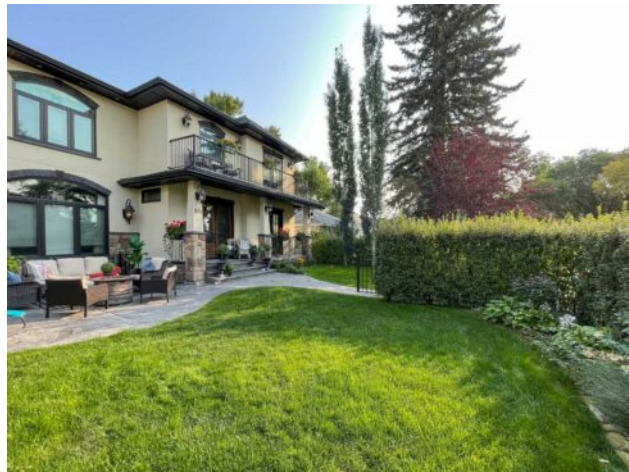


GRASSROOTS
REALTY GROUP

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814 Radford Road NE
Calgary, Alberta

MLS # A2261202



\$2,395,000

Division:	Renfrew		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,120 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Asphalt, Garage Door Opener, Garage Faces F		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Low Maintenan		

Heating:	Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Marble, See Remarks, Stone	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	Sonos system, built in speakers.		

Experience unparalleled luxury in this breathtaking estate with sweeping downtown Calgary views. The grand foyer with travertine floors, rich wood moldings, and a crystal chandelier sets the tone for elegance. A chef's dream kitchen boasts Viking appliances, 6-burner range, double ovens, twin dishwashers, custom cabinetry, oversized island, and butler's pantry with wine fridge. Entertain in the formal dining room with marble-hearth fireplace or relax in the spacious living room and private office. Upstairs, the primary suite features a private balcony and spa-inspired marble ensuite, with three additional bedrooms and a dual laundry. The lower level offers a wet bar, wine room, gym, guest suite, and entertainment space. Enjoy a heated 3-car garage, five dishwashers, three laundry sets, integrated Sonos, app-controlled lighting, automated drapery, and advanced security. Outdoors, retreat to a private backyard oasis with clubhouse, stamped concrete patio, and perennial gardens. This home is the ultimate blend of elegance, comfort, and modern convenience.