

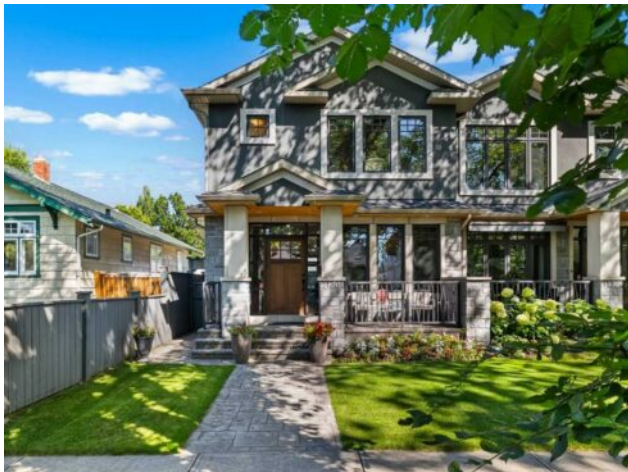


GRASSROOTS
REALTY GROUP

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120 7 Avenue NE
Calgary, Alberta

MLS # A2261657



\$999,900

Division:	Crescent Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,851 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, See R		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Silent Floor Joists, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Sump Pump(s), Wet Bar, Wired for Sound		
Inclusions:	Chest Freezer in Garage, Refrigerator in Garage, Freezer in Basement, Built In Toaster Oven		

Welcome to the vibrant inner-city community of Crescent Heights! This stunning modern-style home spans nearly 3,000 square feet, seamlessly blending luxurious living with the convenience of urban amenities and nature at your doorstep. Custom-built by a renowned builder in Calgary with over 50 years of experience, this residence is a testament to meticulous craftsmanship and attention to detail. Nestled on a charming tree-lined street, the home is conveniently close to Rotary Park, Princess Island Park, and downtown. This exquisite property features high-end finishes across three levels. The main floor boasts a spacious living room and a gourmet kitchen, complete with maple cabinets, granite countertops, and elegant walnut flooring. Turkish Travertine stone flooring with in-floor heating enhances both the main and upper floors, while solid core Brazilian wood interior doors add an extra touch of sophistication. The oversized kitchen overlooks a large dining area and a cozy family room, separated by a three-way stone-facing fireplace and large Coussin windows that flood the home with natural light. Upstairs, the master suite includes a generous walk-in closet with organizers and a luxurious five-piece ensuite. This ensuite features Turkish Travertine stone flooring, in-floor heating with its own thermostat, his and her sinks, a stand-up shower with a concrete and tile base, and a jet tub. Additionally, two spacious bedrooms and a convenient laundry room are located on this level. The spacious basement offers a massive recreation room with a built-in wall unit and a wet bar, perfect for entertaining. It also features in-floor heating, an additional bedroom, and a full bath with a five-foot poured concrete and tiled shower base and surround. Designed for low maintenance, the exterior showcases attractive acrylic stucco, sandstone pillars, stamped concrete

walkways and patio, and a double garage. Don't miss the opportunity to experience this incredible home – book your appointment today!