

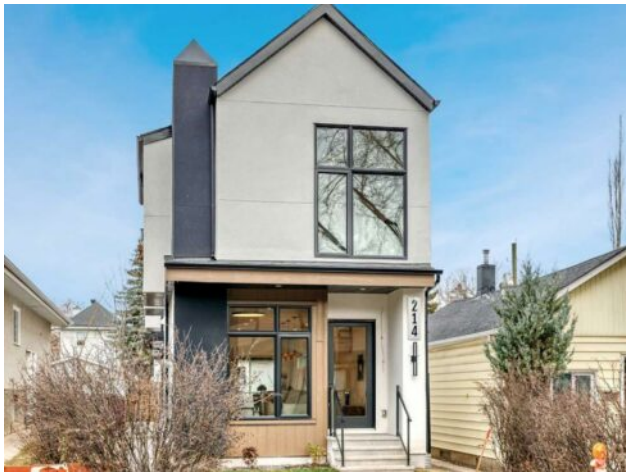


GRASSROOTS
REALTY GROUP

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214 27 Avenue NW
Calgary, Alberta

MLS # A2268969



\$1,129,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,030 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Covered, Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Interior Lot, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Zoned	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Refrigerator, Electric Stove, Microwave Hood Fan, Dishwasher, Stacked Washer/Dryer (in basement)		

Welcome to a Modern Masterpiece in Tuxedo Park. This newly built home is a stunning showcase of contemporary architecture and thoughtful functionality. From the moment you step inside, you're greeted by an inviting open floor plan that strikes the perfect balance of warmth and sophistication. The chef-inspired kitchen is a true showstopper, quartz countertops, a waterfall island, quartz backsplash, pot filler, oversized refrigerator, wine cooler, and built-in oven and microwave, huge dining space with elegant feature wall. A cozy gas fireplace enhances the ambiance of the living room. Mudroom w/tile flooring, a custom build bench w/hooks, storage cabinets that offers an easy transition to the outdoors & an elegant 2-pc powder room. Oversized sliding doors lead to a spacious deck, w/a gas line for BBQ, private backyard and direct access to the double garage.. Upstairs, the vaulted hallway ceiling adds a luxurious touch. The primary suite is a serene retreat with vaulted ceilings a huge window size, and a custom-built walk-in closet. The spa-inspired ensuite features a steam shower, smart toilet, heated floors, a freestanding soaking tub. Two additional spacious bedrooms offer walk-in closets and share a beautifully designed Jack-and-Jill bathroom with heated floor. A conveniently located laundry room with a styler steam closet and sink completes the upper level. The fully finished legal basement suite includes two bedrooms w/built-in closets, Heated floor, a separate entrance, its own laundry and dedicated furnace; perfect for rental income or extended family. Don't miss your chance to own this exceptional home. Book your showing for a private tour today!