



**GRASSROOTS**  
REALTY GROUP

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**152 Southampton Drive SW**  
**Calgary, Alberta**

**MLS # A2274323**



**\$849,900**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,034 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	ENERGY STAR Qualified Equipment	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Stone Counters, Storage, Wet Bar		

**Inclusions:** N/A

WELCOME TO THE MOST EXTRAORDINARY RENOVATION SOUTHAMPTON/SOUTHWOOD COMMUNITY HAS EVER SEEN! This is not just a home &mdash; it's a FULL-SCALE, RENOVATION that redefines MODERN LUXURY. Nearly every square inch has been REIMAGINED, REMODELLED, AND REFINED by professional designers and skilled craftsmen to create a one-of-a-kind masterpiece. Step into a LUXURY RESIDENCE WITH NO EQUAL IN THE AREA &mdash; built with PASSION, PRECISION, AND PURPOSE. From the moment you arrive, the CURB APPEAL will take your breath away, showcasing ALL-NEW HARDIE BOARD SIDING, SMART PANELS, SMART TRIMS, CUSTOM CEDAR DECK, and HIGH-END GARAGE DOORS. Inside, you're welcomed into a DESIGNER SHOW HOME featuring, CUSTOM MILL-WORK, HIGH GRADE STONE COUNTER-TOP AND KITCHEN BACK-SPLASH, UNIQUE GOLD COLOR DESIGNER LIGHTS, FIRE PLACE and SUN-FILLED SPACES that radiate warmth and sophistication. This home also includes BRAND NEW APPLIANCES, a NEW HOT WATER TANK, and has been RENOVATED FROM THE GROUND UP &mdash; no detail overlooked, no corner untouched. The home has two bedrooms in the main-floor including 5pcs en-suite master wash-room. The basement has two bedrooms with new carpet, large living area and well designed wet-bar. Outside, enjoy a HUGE BACKYARD perfect for entertaining, relaxing, or creating your dream outdoor escape. Located close to schools, shopping, transit, and all amenities. This is more than a home. It&rsquo;s a statement. It&rsquo;s luxury. It&rsquo;s the MOST STUNNING HOME IN SOUTHAMPTON &mdash; and it&rsquo;s waiting for you.

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