



GRASSROOTS
REALTY GROUP

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512 Memorial Drive NW
Calgary, Alberta

MLS # A2275167



\$1,970,000

Division:	Sunnyside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,404 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions:	TV Wall Mounts x3 (Primary bedroom, Living room & Basement); Ceiling Fan in the Primary bedroom; Sink in the Garage; Alarm Equipment
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An exceptional MODERN FARMHOUSE residence set on a PREMIUM CORNER LOT in one of Calgary's most desirable INNER CITY locations this CUSTOM BUILT home offers over 3,400 square feet of thoughtfully designed living space with breathtaking DOWNTOWN SKYLINE and BOW RIVER VIEWS. From the moment you arrive you feel the quality craftsmanship and intentional design that define this home. A dramatic OPEN TO BELOW foyer leads into expansive principal rooms framed by TRIPLE PANE WINDOWS and natural light creating an atmosphere that feels both refined and welcoming. The CHEF INSPIRED KITCHEN serves as the heart of the home featuring FLOOR TO CEILING cabinetry quartz countertops premium stainless steel appliances an OVERSIZED ISLAND walk in pantry and curated wet bar flowing seamlessly into an elegant living area and onto the WRAP AROUND PORCH for effortless indoor outdoor entertaining. Upstairs the PRIMARY RETREAT offers dual walk in closets and a SPA INSPIRED ENSUITE complete with a soaker tub glass enclosed shower and French doors opening to a PRIVATE BALCONY capturing panoramic skyline views while two additional bedrooms and a beautifully appointed bath complete the level. The professionally developed lower level adds flexibility with a spacious family room full bathroom dedicated laundry space abundant storage and a SEPARATE EXTERIOR ENTRANCE ideal for a private office guest quarters or future development potential subject to approval and permitting by the City of Calgary. Finished with Hardie Board siding a composite rear deck an OVERSIZED DOUBLE GARAGE ready for lift installation and professionally landscaped grounds this remarkable home places you steps from the Bow River pathway system Kensington Prince's Island Park and

downtown offering LOCATION QUALITY and LIFESTYLE in one truly special residence. Come experience the perfection of this unique Farmhouse gem and make it your DREAM HOME TODAY!