



GRASSROOTS
REALTY GROUP

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1206 Richland Road NE
Calgary, Alberta

MLS # A2276931



\$1,069,000

Division:	Renfrew		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,406 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Pantry fridge and freezer. storage shed, 2 TV mounts, alarm system.

Stunning modern farmhouse located on a quiet street in the heart of the inner-city community of Renfrew. Custom built on a rare 60-foot lot with a 26-foot-wide footprint, this home offers exceptional space and functionality—ideal for growing families. The open-concept main floor is flooded with natural light and showcases 10-foot ceilings, wide-plank engineered oak flooring, solid core doors, custom railings, and a striking gas fireplace with floor-to-ceiling tile and built-in cabinetry from your family size front foyer into the West facing lifestyle room, the perfect start to this impressive plan. The thoughtfully designed kitchen is both stylish and practical featuring extended-height white cabinetry, soft-close mechanics, a massive quartz island, built-in oven and microwave, gas cooktop, French-door refrigerator, walk-in pantry with custom built-ins and an under counter built-in fridge/freezer with pullouts and a built-in desk area. The adjacent wall of windows is overlooking the backyard, with a conveniently located 2-piece powder room and walk in pantry with beverage center completes the main level. Open rail guides you to the 10' ceilings in the upper plan and 3 large skylights. A front primary retreat is a true sanctuary, offering a vaulted 12' ceilings, luxurious 5-piece spa ensuite with heated tile floors (including the shower), freestanding soaker tub, water closet, dual vanities, and a walk-through custom closet with built-ins connecting directly to the upper laundry room with added storage. Two generously sized children's bedrooms are located at the rear of the home and share a beautifully finished 5-piece bathroom with dual sinks, along with a linen closet. The fully developed basement expands the living space with a large recreation room, built-in media center, as well as a built in wet bar with added storage, a beverage and wine cooler, full-height wine wall

and 120-bottle wine towers with quartz counters, a fourth bedroom, a stylish fourth bathroom with curbless walk-in shower, and additional storage. Outside, the property is fully landscaped and fenced, featuring an expansive deck, aggregate concrete walkways, storage shed, and extensive perennial gardens. The oversized double detached garage comfortably accommodates two vehicles with room to spare. Additional highlights include central air conditioning and high-end finishes throughout. This is a quality-built inner-city home offering space, craftsmanship, and modern comfort in a highly desirable, family-friendly location one block to the walking embankment and groomed paths as well as close to parks, schools, amenities, and downtown access.