



GRASSROOTS
REALTY GROUP

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**618 Sovereign Common SW
Calgary, Alberta**

MLS # A2279502



\$699,900

Division:	Shaganappi		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,696 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 319
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Torrey at Crown Park - an exceptional opportunity offering a brand new move-in ready townhouse that features 3 bedrooms, 2.5 bathrooms and a private double attached garage. Featuring nearly 1,700 ft² of living space, this end-unit townhome is perfectly situated with optimal southwest exposure providing a bright living space that is flooded with natural light. The bright and open main living area features a stunning kitchen with endless upgrades including built-in appliances, a waterfall quartz island and timeless white cabinetry. The kitchen has been designed for entertaining, located directly off of the expansive main living area. Walls of windows surround the entire main level, providing you with a naturally lit living space all year long. The ~17'x16' great room has ample space for virtually any furniture configuration and opens to the large dining area - creating a seamless flow between spaces. The main level is complete with a 2 pc powder room and direct access to the sprawling 26' balcony that spans the width of the home. The outdoor living space is equipped with a BBQ gas line and hose bib, adding to everyday convenience. The upper level has been thoughtfully designed with the primary suite spanning the width of the home and the secondary rooms and bathroom on the opposite end. The ~12'x12' primary bedroom has ample space for a king bedroom suite and includes a walk-in closet and a private 4 pc ensuite with dual sinks and a walk-in tiled shower. The upper level is finished by two additional bedrooms, a full bathroom and laundry - ensuring everyday convenience. The flexibility of three bedrooms makes this the perfect family home or guest bedroom with a home office space - providing exceptional long term value. The entry level of the home provides access to the private double attached garage, which has

additional space for storage, as well as a large storage room - keeping all of your valuables safe and secure all year round. Located in one of Calgary's last inner-city developments, just minutes to downtown Calgary with endless transportation routes at your fingertips, this brand new home offers exceptional value and is perfect for first time buyers, investors, or those wanting a lock-and-leave lifestyle with maintenance-free living. Backed by a comprehensive builder warranty + Alberta New Home Warranty, this brand new home allows you to purchase with peace of mind!