

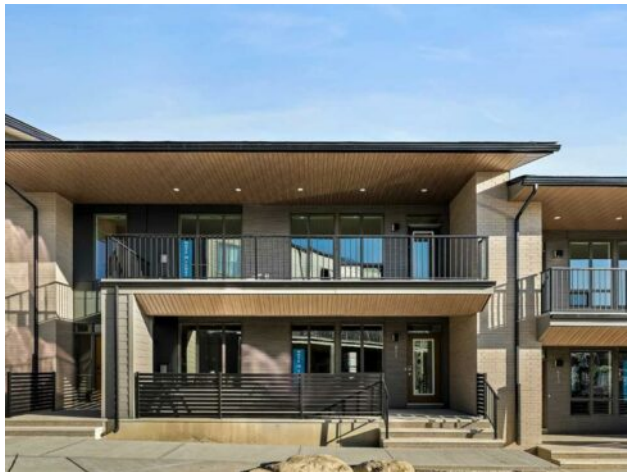


**GRASSROOTS**  
REALTY GROUP

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**611 Sovereign Common SW**  
**Calgary, Alberta**

**MLS # A2279503**



**\$679,900**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,273 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 275
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to the Regent at Crown Park - a thoughtfully designed townhouse that offers single-level bungalow style living without compromise. Designed with down-sizers in mind, this maintenance-free townhouse combines a bungalow lifestyle with a double attached garage - all while giving you a maintenance-free lifestyle, perfect for those who travel, or simply just don't want the hassle of exterior maintenance, landscaping or snow removal! This brand new 3 bedroom, 2 bathroom townhome has nearly 1,300 ft<sup>2</sup> of living space over one level and a lower level with virtually endless storage and a private double attached garage! The brilliantly designed living area was created for entertainment with a central kitchen that opens to the living and dining areas with a wall of windows that flood the space with natural light. The timeless kitchen has white shaker cabinets, light quartz countertops and a suite of built-in appliances including a chimney hood fan, gas cooktop and built-in oven. The sprawling kitchen overlooks both the living and dining areas, ensuring the chef is never left out. A central fireplace with floor-to-ceiling plaster finish anchors the main living area with ample space for 6 to sit comfortably. The large dining area has space for a table and buffet if desired, providing flexible furnishing options to meet your needs. The primary suite is located at the back of the home and features a large walk-in closet and spa-inspired ensuite with dual sinks and a tiled walk-in shower. The centrally located laundry room, complete with upper cabinetry and a countertop for added convenience, perfectly separates the primary suite from secondary rooms for optimal privacy. Two additional bedrooms and a full bathroom round out this expansive single-level living space. The secondary rooms provide added flexibility for a guest room(s), home office, media room or studio space -

while keeping a broad appeal for resale value. The lower level has a large storage room and oversized utility room (~17'x7') that could easily be used for a hobby space. An oversized double attached garage completes the interior of the home. Lastly, a large covered southwest-facing patio, spanning over 26' wide, provides the perfect outdoor living space with views overlooking the park and is complete with a gas line and hose bib for added convenience to everyday living. A bungalow style townhouse with a double attached garage is an exceptionally rare find - don't let this opportunity pass by. Purchase with peace of mind - this brand new home includes a comprehensive builder warranty + Alberta New Home Warranty. Located just minutes from downtown, countless amenities and in an established and developed area, you can move into your new home with confidence - knowing all that is around your beautiful new home.