



**GRASSROOTS**  
REALTY GROUP

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3611 1 Street  
Calgary, Alberta

MLS # A2279527



**\$1,250,000**

Division:	Parkhill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,731 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Rectangular Lot		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

Walking up to the house you'll find a durable composite inviting porch where you can sip your morning coffee, or see the view of downtown in the distance and watch the Calgary Stampede, Canada Day and New Year's Eve annual fireworks at night. This unique inner core home is just a 10 minute drive from downtown, a 5 minute walk from restaurants and more on 4th street, It's just a 5 minute walk two blocks up to a gorgeous ridge with pathways and Elbow river access overlooking Stanley park. Also within walking distance, is the off leash Roxboro dog park. Once stepping inside the home, you are greeted by an open-concept living and dining area featuring soaring 9 ft ceilings, elegant crown moldings, and site-finished oak hardwood floors. The timeless chef's kitchen is a focal point, finished with premium granite countertops, stainless steel appliances and a newer Bosch dishwasher. In your kitchen you'll find a custom eating bar perfect for morning coffee or evening entertaining. Underneath the custom bar are six large drawers perfect for concealed but stylish storage. All of the hardware on the cabinets and drawers are elevating gold additions from Banbury Lane. Relax in the adjacent family room with a wall of large, bright windows anchored by a cozy fireplace for those chilly Calgary nights. Your upper level is a sanctuary. You'll ascend to the second floor on a vaulted staircase to find three well-sized bedrooms. Each bedroom has new black-out-blinds and two of these rooms also feature dramatic vaulted ceilings as in the beautiful primary bedroom, creating the feeling of airy, expansive peace. The primary ensuite is a true private retreat, with it's expansive arched window bringing the outside in, while also boasting a walk-in-closet, a dual vanity and a deep jetted tub—the perfect place to unwind. The fully finished basement adds

significant living space, with a large recreation room with baseboard heating and a fireplace making it ideal for home theatre movie nights or gym or home office . There's a 4th bedroom for guests and a luxurious 3-piece bathroom with a built-in steam shower! Ample storage throughout ensures everything has its place. Enjoy long summer evenings in your private, West-facing courtyard-style, low maintenance backyard with string lights along the perimeter. The double garage boasts built in shelves for storage and more strings light for those summer Ping-Pong nights. in addition to all of the the outdoor living extras, your modern comforts are fully accounted for, including central air conditioning for peak summer comfort and a humidifier for the dry winters. Simply put, it is rare to find a detached home of this caliber, offering this much square footage and luxury, so close to the river, downtown core, and so many walkable trendy spots to eat at or play at this price point.