



GRASSROOTS
REALTY GROUP

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303 30 Avenue NE
Calgary, Alberta

MLS # A2284005



\$899,000

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,909 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	TV Wall Mounts, Ring Doorbell Camera		

EXCLUSIVE HOME IN TUXEDO PARK | SHOW HOME STATUS | GREAT LOCATION | TONS OF UPGRADES + MUCH MORE! This home has been well maintained & upgraded to mirror a Show Home level of integrity + presents a rare opportunity to own a high end property in an excellent inner City location. Not far from amenities, schools & major routes, yet tucked into the vibrant & established neighbourhood of Tuxedo Park, this property offers the best of City living. This impressive home extends to 1,909 sq ft above grade, has been highly upgraded & delivers a fully developed basement (an extra 831 sq ft). The 4 Bedrooms & 3.5 Bathrooms will undoubtedly suit you & your family, delivering space, comfort & a flowing design throughout. The stucco/brick exterior creates a striking curb appeal that will hone the quality of craftsmanship + your pride of ownership. Inside the open concept main floor vibrantly flows & soars with 10 foot ceilings, wide plank oak hardwood flooring & invites plenty of natural light through large windows, making it ideal for both everyday living & entertaining. The kitchen is the true heart of the house, featuring a waterfall countertop, a built-in wall oven, a built-in microwave, a gas range cooktop + ample cabinetry for storage. Built-in shelving throughout the home adds both style & functionality, while the upgraded 10 mil glass railing enhances the vibe & creates a more modern design. Other notable items to mention: The primary ensuite offers a private retreat, with a spa inspired demeanour, featuring in-floor heating & a calming, luxurious feel. The basement is fully developed with an open media/rec room that is perfect for watching the big game- This area is ideal for entertaining, relaxing or hosting family/friends. Soak up the sun while enjoying your morning coffee in this south facing backyard. The 20x20 detached garage is heated, providing

convenience over the colder months + the interior of the home is temperature controlled with A/C during Calgary's hotter months. The high spec party wall exceeds building code requirements, contributing enhanced soundproofing & privacy with the adjacent unit. Did I mention there is 3 gas fireplaces, 1 for every level! It is safe to say this property is best appreciated in person. Come take a look & experience everything it has to offer!