



GRASSROOTS
REALTY GROUP

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1709 19 Avenue NW
Calgary, Alberta

MLS # A2290312



\$1,124,900

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,952 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome home to your NEXT TO NEW 4 bed, 3.5 bath home where LOCATION IS EVERYTHING! You can't beat the proximity to Confederation Park as well as Confederation Park Golf Course. The C-Train, SAIT & North Hill Shopping Center are within waling distance. You are also close to U of C, McMahon Stadium, Foothills Hospital and amazing access to downtown! The main floor impresses with its soaring 10-foot high ceilings, creating a spacious and airy ambiance. Quality craftsmanship is showcased throughout - note the 7.5-inch oak hardwood flooring that extends from the main floor to the powder room, hallway on the 2nd floor as well to the primary bedroom & ensuite with in-floor heating. The contemporary chef's kitchen boasts granite backsplash & countertops, a large central waterfall island & integrated stainless steel Bosch appliances. There is a large dining area w/natural south light & the family room offers a stone & brick decorated gas fireplace as well as a sliding door leading to the SOUTH back deck. The practical mudroom provides storage and seating, and the home is equipped with speakers on all floors. The bathrooms offer luxurious retreats with LED mirrors, dimmable lighting, and anti-fog functionality. The primary bedroom features a vaulted ceiling & massive windows letting the light flow in. The ensuite boasts a heated tile floor & a modern shower area w/a steam unit generating and releasing steam, creating a wonderful environment for relaxation. The second and third bedrooms are filled with light and spacious enough to accommodate a queen-size bed. The loft on the second floor serves as an ideal space for studying or working from home & all of this is serviced by a 4-piece bathroom located near the additional bedrooms. The well-designed lower level features a welcoming family room, a large dining

area, wet bar with soft-close cabinets the 4th bedroom w/ample natural light, and a 4-piece bathroom. Additional features of this exceptional home include custom-built closet organizers, high end window coverings, 10-foot flat ceilings on the main floor and 9-foot ceilings on the upper and lower levels, built-in speakers, a second-floor laundry room with custom built cabinets, a south-facing sunny backyard w/TREES & SHRUBS (including a 3 foot fence to keep any pets off of the grass), CENTRAL AC, hydronic in-floor heating rough-ins in the basement, water softener, and a rough-in for a Central Vacuum. The double insulated and drywalled garage provides convenience and ample storage space. This home is a true masterpiece, seamlessly combining elegance, functionality, and exceptional design.