



**1104A Regent Crescent NE  
Calgary, Alberta**

**MLS # A2295364**



**\$900,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,791 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Low Maintenance Landscaping		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Steam Room		

**Inclusions:** Whiteboard

Experience modern luxury in this stunning semi-detached infill facing Stanly Jones park. Ten foot ceilings welcome you to a main floor flooded with natural light from the large park facing windows. Captivating design with a floating staircase, a built-in wine rack, and a breathtaking marble fireplace and wide-plank hardwood floors throughout the main level. The gourmet kitchen is a chef's dream, featuring sleek cabinetry, plenty of storage space, quartz countertops, and stainless steel appliances. Enjoy the low maintenance back yard with a large concrete patio and artificial grass or all the amenities in the area while being able to refresh in your airconditioned home. The primary bedroom is a true retreat, offering a spa-like ensuite with a double vanity, a modern soaking tub, and a walk-in closet with built-in organizers. The other two bedrooms also have large windows and each have a walk-in closet. This home features 8 foot solid doors on the main and upper levels. The finished basement provides a perfect entertainment space, complete with a dry bar, wine fridge, built-in shelving, a fourth bedroom with walk-in closet and another 4 piece bath. Complete with a fully paved back lane leading to your double detached garage. Live in Renfrew, close to parks, shopping, restaurants and schools. Book your private showing today!