



GRASSROOTS
REALTY GROUP

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1610 7 Street NW
Calgary, Alberta

MLS # A2099115



\$2,775,000

Division:	Rosedale		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,640 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Alley Access, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar

Inclusions: N/A

PRESALE OPPORTUNITY IN amazing community of ROSEDALE! BRAND NEW luxurious designer home slated for completion September 2024! Situated on a 50'x100' LOT that with excellent proximity to CRESCENT HEIGHTS RIDGE STUNNING DOWNTOWN VIEWS, River Park and schools. Castlestone Homes Inc home is elegantly designed to seamlessly combine lavish finishes with every modern convenience that includes 4+2 BEDROOMS, A HIGH-END WOLF/SUBZERO APPLIANCE PACKAGE, IN-FLOOR HEATING, BASEMENT GYM and much more! The airy and open floor plan immediately impresses with hardwood flooring, modern lighting fixtures, designer details and an abundance of natural light. Culinary creativity is inspired in the GORGEOUS CHEF'S KITCHEN that perfectly merges beauty with function and features STONE COUNTERTOPS, A GAS COOKTOP, BUILT-IN HIGH-END APPLIANCES including a WOLF RANGETOP and , A MASSIVE BREAKFAST BAR ISLAND and a plethora of storage in either the regular pantry or the BUTLER'S PANTRY. Adjacently the breakfast nook hosts family meals or gather with guests in the casually elegant formal dining room. The living room invites relaxation in front of the FOCAL FIREPLACE while clear sightlines throughout promote unobstructed conversations. Conveniently located off the entrance the DEN is a privately tucked away work or study space. Ascend the stunning custom staircase to the upper level and retreat to the CALMING PRIMARY SUITE with more than enough room for king-sized furniture, an OPULENT 5-PIECE ENSUITE and EXPANSIVE DUAL CLOSETS SEPARATED BY A HANDY ISLAND. 3 ADDITIONAL BEDROOMS on this level are spacious and bright, expertly designed with added features that include 2 with walk-in closets and 1 with its own private

3-piece ensuite, perfect for teenagers, extended family members or guests. Finished in the same high style as the rest of the home, the FINISHED BASEMENT with IN-FLOOR HEAT is an entertainer's dream! Come together over a friendly game in the rec room or gather in the family room over an engaging movie then grab a snack or refill your drink at the WET BAR. Also on this level is a fantastic GYM, 2 MORE BEDROOMS and a luxurious 5-PIECE BATHROOM. The backyard will have you unwinding or hosting casual barbeques on the large patio & the TRIPLE DETACHED GARAGE. This stunning new home has everything on your wish list plus an UNBEATABLE LOCATION within an extremely family-oriented neighbourhood ROSEDALE and includes great schools, parks, tennis courts, ice rink, dog park, and much more.