



**GRASSROOTS**  
REALTY GROUP

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**1636 Acton Avenue SW**  
**Calgary, Alberta**

**MLS # A2125624**



**\$1,699,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,525 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Dog Run Fenced In, Low Maintenance Landscape		

<b>Heating:</b>	In Floor, 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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, High Ceilings, Open Floorplan		

**Inclusions:** Bar Fridge, Dishwasher, Gas Range, Garage Opener, Window Coverings, Washer (2), Dryer (2), Fridge, Hood Fan, Humidifier, All Window Coverings.

This charming custom luxury family home features 5 bedrooms, a main floor primary bedroom and a unique attached double garage. With over 3500sqft above grade there is plenty of space for the growing family. Upon entry the bright space offers a beautiful living room overlooking a park with a gas fireplace and dining room with soaring ceilings. The gorgeous kitchen has a large island with top of the line appliances, custom cabinetry and granite counter tops. The main floor primary bedroom is an oasis featuring its own laundry, 6-piece spa like ensuite with a steam shower and a large walk-in closet. The beautiful white oak staircase leads you to the upstairs which is home to two good sized bedrooms, laundry room, stylish family bath and a huge bright bonus room. The basement includes comfortable heated flooring and 10-foot ceilings. This space is ideal for teenagers with a rec room, two bedrooms, den and a large mudroom. Other features include a unique attached double heated garage to keep you warm in the winters, heated bathroom floors and built-in speakers. Enjoy the low maintenance back yard great for entertaining, the Verna Reid Park across the street, amazing schools, shopping and restaurants just a stroll away from this fabulous inner-city location.