



110 21 Avenue NE
Calgary, Alberta

MLS # A2129359



\$949,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,907 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape, Landscaped, Rectangu		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Wet Bar

Inclusions: Garage door openers/ Vivint Security system

Discover the epitome of *maintenance-free* living in the coveted community of Tuxedo Park. This meticulously crafted 4-bedroom, 3.5-bathroom home offers over 2,400 sq. ft. of sophisticated, comfortable living across three beautifully finished levels. Step inside the open concept main floor, designed for seamless entertaining. The kitchen is a chef's dream, featuring a Dacor gas range, built-in Sub-Zero fridge (47k appliance package between the fridge and stove), hood fan, microwave, and dishwasher. A spacious island with extra storage, granite countertops, a built-in hutch, upgraded plumbing and lighting fixtures, and elegant crown moldings add to the luxurious feel. With tile flooring, a gas fireplace, custom blinds, and vinyl and wood railings, every detail has been thoughtfully considered. A convenient half bathroom completes this level. Upstairs, the primary suite is a private oasis with a luxury 5-piece ensuite bathroom featuring a skylight, toilet/bidet combination, tiled steam shower with 10mm glass, makeup area, and double basins. A large built-in wall unit and hardwood flooring add to the suite's elegance. Two additional spacious bedrooms share a full bathroom, and the top-floor laundry area includes a built-in desk, bookcases, and drawers for added convenience. The top floor also boasts a dedicated office with a built-in maple desk and bookcases, perfect for working from home. The fully finished basement offers a generous recreation area with a large living room, built-in wine cabinetry, and a wet bar—ideal for movie nights or hosting guests. A fourth bedroom, full bathroom, and cozy in-floor heating provide warmth and comfort year-round. Designed for effortless living, this home is equipped with air conditioning, a built-in vacuum system, reverse osmosis water filtration, a new hot water tank, and a UV light filter added to the furnace.

The *maintenance-free* backyard is perfect for relaxing without the hassle of yard work, while the Vivint alarm system provides peace of mind and control via the app. To compliment the thoughtful interior design, the heated and insulated double detached garage ensures your vehicles are protected year-round. Exposed aggregate concrete front steps and sidewalks add both durability and style, while matching vinyl-clad low windows enhance the home's exterior. Don't miss this rare opportunity to own a meticulously designed gem in Tuxedo Park. Contact us today to schedule your private viewing and start living the *maintenance-free* lifestyle you've always dreamed of!