



1813 Ramsay Street SE
Calgary, Alberta

MLS # A2132265



\$1,449,000

Division:	Ramsay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,112 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage

Inclusions: central vac/attachments, garage door opener

Custom 2 storey executive home on the top of Scotsman Hill in Ramsay. This incredible home features over 3,000 sq. ft. of developed space. Gourmet kitchen with a 15-foot white concrete island/eating bar that seats eight with high end Jenn Air and Viking stainless steel appliances and custom cabinets. Zebrano hardwood floors throughout. Large living room with contemporary gas fireplace. Patio doors lead to a large west facing, sunny back yard with cedar deck/walls & xeriscaping. Patio is also pre-wired for a hot tub and has a built in fire table. Upper level has a primary bedroom with west facing downtown and mountain views. Ensuite has heated floors and an oversized BainUltra jetted tub. Two extra bedrooms and an office area finish the upper level. The lower level features radiant heated floors, a media room, 4th bedroom, full bath plus an oversized wine/storage room. The detached oversized double garage is drywalled and heated. Additional features include central air conditioning, high definition 80" home theatre with built-in 7.1 channel surround sound, Kinetico water softening system, built-in speakers inside and outside, upgraded insulation, new extra-large 75 gallon water heater and many more. A dog park is a block away and 2 playgrounds and winter skating rink are also only a block away. Walk to downtown, the Saddledome, Stampede Grounds, Inglewood and the trendy brew pubs of Ramsay.