



**GRASSROOTS**  
REALTY GROUP

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204, 3030 17 Street SW  
Calgary, Alberta

MLS # A2146815



**\$1,500,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,451 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 1,309
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

**Inclusions:** TV in living room and primary bedroom

Welcome to The Residences of King Edward, a true masterpiece by Rockwood Custom Homes, renowned for their quality and excellence. This extraordinary complex is uniquely situated in Calgary's only master-planned art and business community with cSPACE. With only 18 units, The RKE offers unparalleled luxury and exclusivity, ensuring that no two units are alike within the vibrant community of Marda Loop. This beautiful unit combines luxury and convenience. The open floor plan is perfect for everyday living and entertaining. The dining area features tri-fold patio doors that open to a heated patio. The chef-inspired gourmet kitchen featuring custom cabinetry with leathered and polished granite countertops is equipped with a Subzero refrigerator and produce and beverage drawers, a Miele Futura Crystal built-in dishwasher, a 48" D&eacute;cor Modernist Pro Range 6 burner cooktop and double oven, with Wolf Pro Ventilation Hood fan and custom cabinetry. Plus a spacious walk-in pantry with an additional built-in wine fridge. The living room boasts a Rockwood Signature Fireplace, ideal for cozy winter evenings. The luxurious primary quarters include a beautiful walk-through closet that leads to the laundry area and a relaxing 5-piece ensuite featuring a quartz countertop with a Grohe rain shower, telescopic and steam shower system. Relax in your Mirolin freestanding soaker tub. On the opposite side of the unit, you will find the second bedroom and a 3-piece bathroom for guests. This unit also features an Elan Smart Home automation system, Nuheat floor system, custom blinds, and draperies with black-out liners in each bedroom. Engineered hardwood flooring and a generous separate storage unit, plus two titled parking stalls in the heated garage.