



GRASSROOTS
REALTY GROUP

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3817 Centre A Street NE
Calgary, Alberta

MLS # A2165796



\$849,000

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,978 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this fully upgraded, custom built semi-detached home in Highland Park, close to Downtown and Calgary International Airport, over 2700 sqft area with fully finished basement. As you enter, you will be greeted with open concept high ceiling main floor living area with lots of natural light, hardwood flooring, fully upgraded kitchen with 2 tone cabinets with quartz countertops, extended kitchen island with bar seating, wine rack as well , dining area, living area with stone around fireplace along with built-ins on both side of fireplace, a mudroom and 2pc powder room at main floor. Further going to upper floor with glass railing on stairs, you will be greeted with huge primary bedroom with vaulted ceiling and lots of natural light, large walk-in-closet with built in organizers, 5pc en-suite with dual sinks, skylight, freestanding tub and standing shower as well. Laundry room conveniently situated at upper floor, 2 other good size bedrooms, 4pc bathroom and a open office space/play area completes this floor. In the basement, you will find a large rec/living room with wet bar, 4pc bathroom, bedroom with closet, utility room and storage. There is also a double detached garage with back alley and low maintenance back yard.