



GRASSROOTS
REALTY GROUP

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2720 17 Street SE
Calgary, Alberta

MLS # A2186033



\$885,000

Division:	Inglewood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,893 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Walk-In Closet(s), Wet Bar		

Inclusions: None

Beautiful contemporary 4 bedroom home, close to Inglewood Wildlands Park, the Bird Sanctuary, Bow River, and pathways! This modern farmhouse design, has almost 2700 feet of developed space. Upgrades include designer lighting package, custom millwork, wide plank hardwood flooring, custom blinds, and CENTRAL AC. The open main floor has 10 ft ceilings, 8ft doors, and large windows, flooding the home with natural light. The foyer and dining room are open to the beautiful kitchen with quartz counters and S/S appliances. The large great room has a gas fireplace and double sliding doors that open to the patio. There is also a really nice mudroom at the rear and a 2pce powder room that is tucked away. Upstairs has 3 bedrooms with the primary having a beautiful spa like 5pce ensuite with a large walkin shower, soaker tub, heated floors, and a walkin closet. The upper floor also has a full sized laundry room and the main 4pce bathroom. The fully finished basement has 9 ft ceilings, a 4th bedroom with walkin closet, another 4pce bath, and a large rec room with nice built in wetbar and beverage cooler. The private rear patio has natural gas and the backyard is fully fenced. Great location close to elementary school, community center, shops, and restaurants!