



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

219 Calais Drive SW  
Calgary, Alberta

MLS # A2188141



**\$1,839,000**

Division:	Currie Barracks		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,198 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Kenedy by Crystal Creek Homes. This 4125 square foot beauty offers 5 bedrooms, 4.5 bathrooms. This masterpiece showcases exceptional design, high-end finishes. Every nook and cranny are carefully calculated and designed to showcase this exceptional product. The highlight of this home is the breezeway garage to house corridor (so no bringing your groceries inside in 2 feet of snow!). speaking of garages this garage is a 2  $\frac{1}{2}$  car garage, just perfect for your work bench and extra storage space alongside your 2 vehicles. Its modern farmhouse style exterior exudes curb appeal, while inside, this home is warm and cozy. It has an inviting foyer which opens to a great room with a gorgeous full-height stone fireplace. As well as a stunning designer kitchen. The 2nd floor has 3 bedrooms and the 3rd floor primary ensuite is the oasis spa retreat that every homeowner dreams of. Photos are representative.