



**GRASSROOTS**  
REALTY GROUP

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**1111 Regal Crescent NE**  
**Calgary, Alberta**

**MLS # A2194927**



**\$959,900**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,704 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Private		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

Only one side remains, the left is sold. Legal Basement Suite, Sunny South Backyard, 3 Beds Up + 2 Down, and Green Space in front and back of the house. Exclusive pre-sale opportunity on the highly sought-after Renfrew, designed by JTA Designs. This residence boasts a distinctive design and a meticulously planned layout. A total of over 2,382 SQFT includes a legal basement suite, a separate side entrance, and dedicated laundry facilities. As you step inside, a grand foyer welcomes you, leading to a main floor adorned with 10ft ceilings and hardwood flooring throughout. The formal dining room features custom wainscoting and is bathed in natural light from large floor to ceiling windows. The impressive kitchen is complemented by high-end KitchenAid Satinless Steel appliances, gold and black accents, a Black sill granite sink, and under-cabinet lighting with quartz countertops. The great room is highlighted by a custom gas fireplace with tile finish and an adjacent spacious mudroom with built-ins, and 2-piece bathroom. Heading upstairs featuring hardwood flooring, a massive 12ft ceiling sets the stage for a primary bedroom and wainscoting, along with a luxurious 5-piece ensuite featuring in-floor heating and a steam shower rough-in. Two additional generously sized bedrooms with downtown views, one with a walk-in-closet, a 3-piece bath, and a laundry room complete the upper level. The fully finished legal basement suite features a sizeable rec room, a large kitchen, two additional bedrooms, and a 3-piece bath. Additional features include two furnaces with HRVs for enhanced efficiency and air quality, custom built-in closets, rough-ins for A/C, ceiling speakers, alarm systems, exterior cameras, and the option to choose additional upgrades. Seize this opportunity &ndash; Call today!!

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