



GRASSROOTS
REALTY GROUP

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603, 14225 1 Street NW
Calgary, Alberta

MLS # A2197321



\$509,900

Division:	Carrington		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,670 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 258
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: none

4 BEDROOMS| LOW CONDO FEE| ONE OWNER| Welcome to this Beautiful Modern Truman-built 4-bedroom low condo fee townhouse that offers over 1660 sq. ft. of developed space. As you enter, you'll find a finished 2-car garage and an entry-level mudroom ideal for storage. This level also features a spacious 4th bedroom, perfect for a home office, guests, or multi-generational living. Heading to the second level, you will find the gourmet kitchen featuring stainless steel appliances, full-height cabinets, and a large island that provides additional seating for entertaining. The spacious living room invites relaxation or head out to the expansive balcony overlooking the courtyard and enjoy the fresh air and green space views. The third level boasts an extra-large primary bedroom, offering a peaceful retreat with its luxurious 4-piece ensuite bathroom and a large walk-in closet. Two additional spacious bedrooms share a 4-piece bathroom, and a conveniently located laundry room complete this floor. Situated in a desirable location, this home offers a convenient and vibrant lifestyle. It is close to green spaces, walking paths, schools, and public transit, and it is a short drive to all major amenities. Enjoy relaxing walks in the beautiful park and pond close by. Distance to the plaza with restaurants, grocery stores, gym, medical, pharmacy, dentist, and many convenient merchants to enjoy. Quick and easy access to Stoney Trail and 15 minutes from the Calgary airport. Book a private showing today and step into the lifestyle you deserve!