



**GRASSROOTS**  
REALTY GROUP

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**653 27 Avenue NW**  
**Calgary, Alberta**

**MLS # A2198350**



**\$2,099,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Mount Pleasant  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,658 sq.ft.  | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversi       |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Level, Private, R |               |                   |

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Silent Floor Joists, Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Features:** Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** -

This exceptional home offers striking curb appeal, beautifully landscaped surroundings, and a thoughtfully designed interior with high-end finishes and smart features. Step inside the tiled foyer and into the formal living room with a cozy gas fireplace. The elegant dining room opens to a cozy outdoor seating area where you can enjoy a morning coffee. The dining room connects to a walk-through butler's pantry equipped with a second fridge, dishwasher, and sink. The grand kitchen is a chef's dream, showcasing Thermador appliances, including a 5-burner gas cooktop, dual wall ovens with convection and steam options, refrigerator, dishwasher, and two additional sinks—each with its own garburator. A spacious sit-at island, custom cabinetry with ample storage, and rollout drawers add to the functionality. The adjacent eating area offers double French door access to the sun-soaked, south-facing patio and a fully equipped outdoor kitchen featuring a built-in BBQ, two-burner cooktop, stainless steel cabinetry, and a pathway to the oversized, heated three-car garage. The open-concept family room, warmed by a second gas fireplace, is filled with natural light from a multitude of windows, creating an inviting and airy atmosphere. Integrated throughout the main floor and back patio is a built-in speaker system, perfect for entertaining indoors and out. The entire home is wired with a premium Control4 system that manages the theatre setup, ceiling speakers, and exterior lighting. A stunning custom staircase illuminated by a central skylight leads to the upper level, where you'll find three generous bedrooms and a well-appointed laundry room. The primary bedroom is a true retreat with vaulted ceilings, dual walk-in closets, and a spa-like five-piece ensuite with a steam shower and soaker tub. Both secondary bedrooms feature walk-in closets,

full ensuite baths, and charming built-in window benches. All ensuite bathrooms are equipped with in-floor heating for year-round comfort. The fully developed lower level includes two additional bedrooms, a full bathroom, a private den with built-in credenza and bookshelves, and a dedicated theatre space with a custom entertainment unit and a third gas fireplace. A stylish wet bar with a walk-in wine room completes this level, making it ideal for entertaining. Comfort is further enhanced by in-floor heating beneath the basement slab. Notable extras include dual air conditioning units, outdoor hot water taps, a spacious mudroom with utility sink and additional built-in storage, and smartly timed automated backyard and alley lighting that activates when garage bay doors or the mudroom door open or by a motion sensor. Located just a short stroll from Confederation Park, local schools, and a vibrant community sportsplex with an indoor arena, outdoor pool, and the North Mount Pleasant Arts Centre with its expanded community garden, this home offers the perfect blend of luxury, comfort, and convenience.