



GRASSROOTS
REALTY GROUP

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1907 28 Avenue SW
Calgary, Alberta

MLS # A2200035



\$1,899,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,923 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Sloped, Views		

Heating:	High Efficiency	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	RC2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Elevator, Kitchen Island, Soaking Tub, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

FULLY LANDSCAPED | INSULATED & DRYWALLED ATTACHED GARAGE | SOUTH BACK YARD | DESIGNER LIGHTING | ENGINEERED HARDWOOD | ELEVATOR | HIGH-END KITCHEN | CUSTOM BUILT-INS | HIGH-EFFICIENCY | 5 BEDROOMS & 4.5 BATHROOMS | FINISHED BASEMENT WITH HEATED FLOORS | LAVISH ENSUITE WITH HEATED FLOORS | OUTSTANDING LOCATION | DOWNTOWN VIEWS | This impressive brand new, Three storey home with just under 3600 sqf of living space is located in the sought after neighbourhood of South Calgary. Pristine design with modern finishings, exquisite attention to detail, and contemporary final touches. This home includes an elevator with access to all 4 floors, oversized windows that brightens the foyer, living room, formal open dining room, high-end kitchen, mudroom & natural light from front to back. The kitchen has designer finishes, quartz countertop that can seat 6 individuals, upgraded stainless steel appliances such as a gas cooktop, convection wall oven and microwave. The second floor invites you to explore three bedrooms, a full-size upper floor laundry room, five-piece ensuite, a four-piece bath, a lavish & relaxing master retreat w/custom walk in closet and magnificent ensuite with a large soaker tub, double vanity & custom shower. The third level has an additional bedroom and four-piece bath as well as a large flex room that leads to a rooftop patio with downtown views. The lower level includes a recreation room, a full three-piece bath and fifth bedroom. The backyard is a multi-tiered yard with a patio to enjoy the summer nights.