



GRASSROOTS
REALTY GROUP

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1423 7A Street NW
Calgary, Alberta

MLS # A2205101



\$2,598,800

Division:	Rosedale		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,061 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, See Remarks		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Steam Room, Wet Bar		

Inclusions: TV and TV mounts,

Nestled in the heart of Rosedale, Calgary's coveted inner city community. Steps away from Crescent Road where you can enjoy panoramic vistas of the City, Bow River and the Rocky Mountains. Designed with meticulous attention to detail, incorporating timeless design and top-tier craftsmanship by Manor House, certified Master Builder. Presenting over 4,500 sq.ft. of exceptional living space across three levels. Featuring five bedrooms and four luxurious bathrooms, this residence embodies both elegance and functionality, making it the ideal retreat for family living and entertaining. The living areas flow seamlessly offering a perfect balance for easy living. The big, beautiful, Kolbe, double hung windows offer an abundance of natural light through the home. Custom, stained, vertical grain Douglas Fir wainscoting and built-ins bring a sense of timeless elegance, complemented by quarter-sawn oak floors that promise to stand the test of time. The main floor features 10 ft ceilings, a welcoming foyer, impressive main floor office with built-in shelving and a fireplace that adds warmth and charm. The front sitting room has a formal yet cozy vibe with its rich paneling and Valor gas fireplace. A roomy family room offers even more space for relaxation and entertainment. Everyone will enjoy the chef-inspired kitchen, ideal for family gatherings and hosting guests, featuring top-of-the-line stainless steel appliances, a large center island, Caesarstone countertops, and oodles of custom cabinetry. Adjacent is the dining room which can easily host large dinner parties with double sliding glass doors opening to the west deck and yard, offering an ideal spot to enjoy outdoor living. The upper level is equally inviting with; showcasing a primary suite where you can rest and relax; snuggle up with a book in front of the fireplace or check in to the luxurious 5 piece ensuite featuring

Calacatta marble & Limestone tiles. A generous, walk-in closet with custom built-ins and a convenient secret storage area makes staying organized and getting ready a breeze. There are two additional bedrooms, both with walk-in closets and secret storage, plus an awesome Jack and Jill bathroom. Functional upper floor laundry with dual stacked washers and dryers, utility sink and floor to ceiling cabinetry. An expansive, fully developed lower level is perfect for entertaining, family activities or to unplug and unwind. Large recreation room, Media room, dedicated home gym, two additional guest bedrooms and a 4-piece bath complete with steam shower and in-floor heating ensures comfortable living. Wonderful west back yard and deck with easy access to a two-car garage. Located in a top school district -Rosedale for K-9 and Crescent Heights for high school - this home provides easy access to city pathways, is close to numerous amenities including tennis courts, playgrounds, skating rinks, shopping, and fine dining options. Plus with such a