

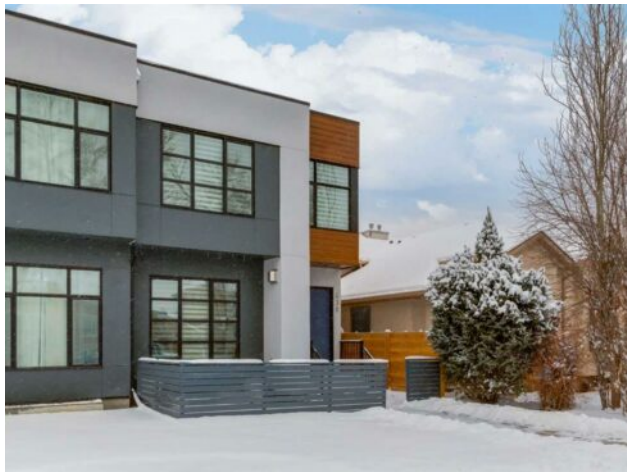


GRASSROOTS
REALTY GROUP

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630 24 Avenue NW
Calgary, Alberta

MLS # A2208217



\$989,999

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,956 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Insulated, S		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Open Floorplan, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Gazebo, Backyard storage shed, All Planters but the 2 Silver Planters against Garage

Welcome home to this exceptional custom build on one of the quietest streets in Mount Pleasant! Close to Confederation Park and other parks in the area! Over 2800 square feet of living space! Home boasts upgrades throughout including custom wood cabinets and island by HP Woodwork, Triple Pane Windows by Lux Windows, 10 FT ceilings, wide-plank hardwood floors, 9 FT solid wood doors, Steam Shower, Air Conditioning, Soft water, hydronic heated floors in the basement, Insulated and drywalled 9 ft high double detached oversized garage with subpanel to name a few things! The open concept main floor is perfect for entertaining! An inviting living room with gas fireplace, a generous dining room with space for 8 or more and one of the largest kitchens possible in this type of home with stainless steel appliances including a gas countertop stove, a double wall oven, endless quartz counter space and bonus under-counter fridge leading to a 2 piece powder room and fully organized mudroom to the back. Upstairs was built to impress with natural sunlight pouring in! Primary suite has a 5 piece ensuite bath with double vanity sinks, large steam shower and walk-in closet. A large laundry room, two generous other bedrooms and a full bathroom finish off the upstairs. Lower level is professionally finished with a recreation room with a wet bar, built-in cabinetry, a fourth bedroom, another full bath and lots of storage. The front and backyard are beautifully landscaped to enjoy throughout the spring and summer months. A finished double detached garage completes this home. This home has been cared for by one owner and it shows! A local improvement notice was issued and the back alley is to be paved in the foreseeable future! A great bonus for this house! The location provides plenty of street parking (no parking permits required) and is minutes from the Core. Make this

gorgeous home yours! Call your favourite realtor today and book a showing!