

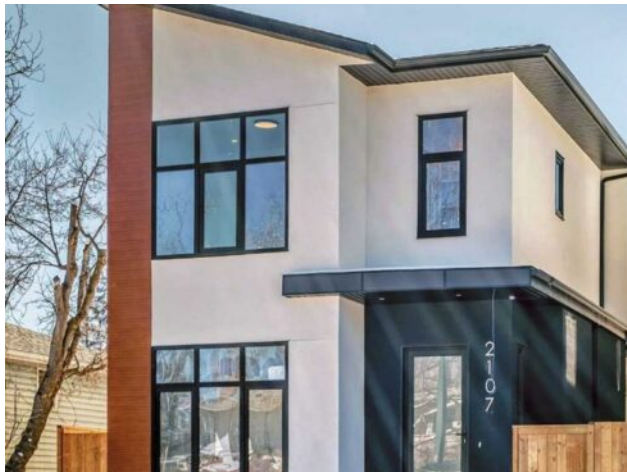


**GRASSROOTS**  
REALTY GROUP

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**2107 Victoria Crescent NW**  
**Calgary, Alberta**

**MLS # A2210037**



**\$1,495,000**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,261 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

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

**Water:** -

**Floors:** Laminate, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Aluminum Siding , Stucco, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Double Vanity, Kitchen Island, Tankless Hot Water, Walk-In Closet(s), Wired for Sound

**Inclusions:** N/A

Brand New Exceptional Family Home in Banff Trail & 5 Bedrooms & Over 3,000 SF of Developed Living Space! Welcome to this stunning 2-storey home in the heart of Banff Trail! With 2,260 sq. ft. above grade and a fully developed basement, 4 bedrooms upstairs, 1 bedroom downstairs, and additional flex room & ideal for families seeking space, comfort, and versatility. The main floor welcomes you with an open-concept layout filled with natural light, featuring a private den space ideal for a home office or formal dining. The chef's kitchen is the heart of the home, featuring sleek quartz countertops, custom cabinetry, a large 14-foot center island, and premium appliances & perfect for entertaining and everyday family meals. A spacious living room with a gas fireplace, and a walk-out to the deck with an abundance of natural light. Upstairs, you'll find FOUR generously sized bedrooms all on the same floor & a rare and sought-after layout for families. The primary suite offers a luxurious en-suite and a walk-in closet. Each secondary bedroom includes either a built-in or a walk-in closet. The fully finished basement adds incredible flexibility, featuring two additional rooms, that are ideal as guest bedrooms, a home gym, or flexible spaces for hobbies, work, or teens needing their own space. A spacious rec room and a full bathroom complete the lower level. Additional features include a double detached garage, low-maintenance landscaping, and a quiet, family-friendly street steps from a community hub with an ice rink, playground, and park. Centrally located near the University of Calgary, SAIT, and Foothills Hospital, with transit, schools, and shopping within walking distance. This home combines space, style, and convenience in one perfect package. Book your private tour today & this is the one you've

been waiting for!