



**GRASSROOTS**  
REALTY GROUP

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**816 24 Avenue NW**  
**Calgary, Alberta**

**MLS # A2218224**



**\$2,150,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,784 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversi		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenan		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** -

Situated on a picturesque tree-lined street, this stunning home offers exceptional curb appeal with a charming front veranda and professional landscaping. Ideally located just minutes from downtown, transit, and schools, it blends city convenience with the charm of a close-knit community. Step inside a grand two-storey foyer with an impressive 18-foot ceiling and wide plank light oak hardwood flooring throughout the main level. A formal living room or office at the front of the home offers flexible use, while the elegant dining room features a built-in cabinet and connects to a spacious walk-through pantry with a sink, wine fridge, and plentiful storage. The dream kitchen is a chef's delight, complete with a large sit-at island, a 6-burner gas stove with griddle and dual ovens, a custom hood fan, abundant counter space, and cabinetry. A sunny country-style breakfast nook opens to the great room, where a gas fireplace and built-in shelving create a warm, welcoming atmosphere. The functional design continues with a large mudroom featuring built-in lockers. This leads to the back deck with a gas BBQ line and patio, perfect for outdoor dining and entertaining. The oversized triple garage has insulation, heating, paint-grade finishing, and speakers. Upstairs, the home offers four generously sized bedrooms, including a luxurious primary bedroom with a lavish sitting area, walk-in closet, and 5-piece ensuite featuring dual sinks and a deep soaker tub. Three additional bedrooms share a full bathroom. The fully developed lower level is designed for family fun and entertaining. It features a fifth bedroom, full bath, a children's play area complete with a mini rock climbing wall and a built-in playhouse, and a spacious rec room featuring a gas fireplace, custom wall unit, and a full wet bar with wine racks and two bar fridges. Central air conditioning and thoughtful upgrades throughout

complete this exceptional family home. Beyond the house, this sought-after neighbourhood provides unbeatable access to outdoor and recreational amenities. A short walk leads to Confederation Park and the vibrant local sportsplex with an indoor arena, outdoor pool, and North Mount Pleasant Arts Centre. Enjoy nearby golf, tennis courts, ski trails, skating rinks, and year-round family activities at your doorstep.