



**GRASSROOTS**  
REALTY GROUP

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**3403 Utah Crescent NW**  
**Calgary, Alberta**

**MLS # A2231787**



**\$1,499,900**

<b>Division:</b>	University Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,626 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn,		

<b>Heating:</b>	Forced Air	<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>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Open house June 22 Sunday 130-4 pm.Spacious 5-Bedroom Home in Prestigious University Heights. Welcome to this exceptional 5-bedroom home offering over 2,600 sq ft of living space, ideally located on a quiet cul-de-sac in the heart of desirable University Heights. Set across from a peaceful greenspace, this home offers the perfect balance of privacy and convenience&mdash;just minutes from the University of Calgary, Foothills Hospital, Alberta Children&rsquo;s Hospital, and excellent shopping and amenities. The main level features a bright, open layout and a spacious kitchen complete with stainless steel appliances, a gas stove, and plenty of counter and cabinet space&mdash;perfect for family cooking or entertaining. Main floor flex gives room for office,computer room or quiet family room All five bedrooms are generously sized, providing ample space for family, guests, or home offices. The fully developed basement includes a large rec room, a 3-piece bathroom, and abundant storage. A double attached garage adds further convenience and functionality. This is a rare opportunity to own a large, well-located home in one of Calgary&rsquo;s most sought-after inner-city communities.