

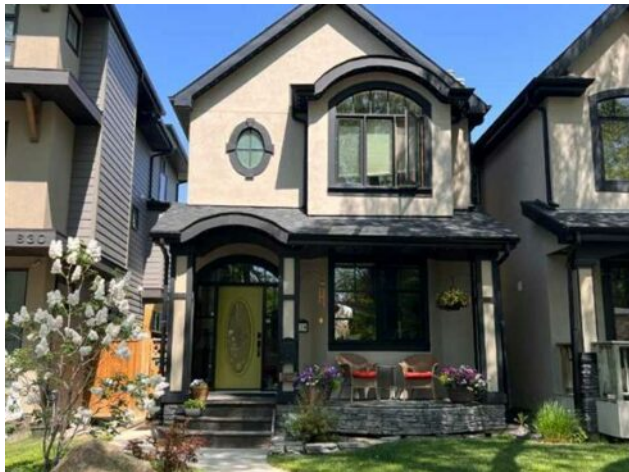


GRASSROOTS
REALTY GROUP

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628 27 Avenue NW
Calgary, Alberta

MLS # A2235407



\$899,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,767 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, In Garage Electric Vehicle Charging		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Dry Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Stone Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Over 2600 sq ft of total developed living space! This custom home with thoughtful planning and beautiful details in Mount Pleasant offers 3 floors of space, 4 beds, and 3.5 baths. Built with noise reduction double wall system. Friendly, quiet neighbours, treed yard and a welcoming porch. High end finishing is evident everywhere. Fully renovated custom kitchen with handmade ceramic tile backsplash, under counter lighting, Wolf gas range, Miele dishwasher. 9 ft ceilings, crown moulding on main and light maple flooring throughout. South front, extra wide, open floor plan, many windows makes this infill feel spacious and bright. Upstairs is a pretty master bedroom with vaulted ceilings, good sized walk-in and fully renovated ensuite. The secondary bedrooms share a large Jack-and-Jill. Laundry on upper floor. Basement fully developed with bed, full bath and large tv/rec room. Double garage with gas heater and 220v. Landscaped yard, front and back. Water softener, Gemstone lighting, paved alley.