



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

210, 60 Water Cove SE  
Calgary, Alberta

MLS # A2281068



**\$239,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Seton                              |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 516 sq.ft.                         | Age:   | 2027 (-1 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Stall, Titled                      |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                           |            |        |
|-------------|---------------------------|------------|--------|
| Heating:    | Hot Water                 | Water:     | -      |
| Floors:     | Vinyl Plank               | Sewer:     | -      |
| Roof:       | Asphalt Shingle           | Condo Fee: | \$ 300 |
| Basement:   | -                         | LLD:       | -      |
| Exterior:   | Wood Frame                | Zoning:    | MC-1   |
| Foundation: | -                         | Utilities: | -      |
| Features:   | Elevator, Quartz Counters |            |        |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

The Carr 2 XL offers an impressive array of standard features that balance style and functionality. This home boasts elegant quartz countertops, sophisticated cabinetry, and durable Luxury Vinyl Plank flooring throughout the main living areas. The primary bedroom features with plush carpeting for added comfort, while the bathroom showcases timeless ceramic tile. A full stainless steel appliance package comes standard, including a microwave and a convenient side by side washer and dryer. Additionally, your purchase includes a personalized consultation with Logel Homes’s in-house interior designer, allowing you to tailor the space to your unique preferences. \$10,000 in upgrades of your choice are also included. Additional highlights include modern pot lighting and a stylish subway tile backsplash, ensuring a contemporary and refined aesthetic throughout. Photos are of a different show suite with a similar floor plan from the same builder