



**159 Greenwich Drive NW
Calgary, Alberta**

MLS # A2288424



\$797,900

Division:	Greenwood/Greenbriar		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,054 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Insulated, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

****New Luxury home with a long list of upgrades! In Upper Greenwich. Stunning 3 bedroom, 2.5 Bath Home is ready for immediate possession. Built by Partners with Full New Home warranty. Entering in the front door you will notice beautiful upgraded LPV flooring. Stepping into the BRIGHT OPEN Main floor the stunning Chef's kitchen will get your attention with it's Huge island, Upgraded cabinets with soft close drawers & doors, Quartz counters, ALL Kitchen Appliance are High-End Stainless Steel "Kitchen Aide" Gas stove top, built-in convection oven, Built-in microwave, Refrigerator & Dishwasher. The Dining room is family size, and the Generous Livingroom has a gas fireplace with gorgeous front facia and Mantle. The fireplace also has a fan for circulating warm air. There are garden doors to the deck that has a gas-line for Bar-B-Q. All light fixtures are LED. Completing the main floor is a Powder room. Up the stairs you will notice the wide staircase with upgraded railings. Luxury appointments continue on the second floor starting with a large family Bonus room with extra LED lighting. The Primary suite is King sized, with a large walk-in closet, The En-suite has been upgraded and is gorgeous with it's walk-in shower, separate soaker tub and Quartz counters. There are 2 more large bedrooms with large closets and a 4 piece bath. The laundry is complete with high end washer/dryer, conveniently located on the second floor. Home is equipped with "hot water on demand" for those long hot showers. The lower level is unfinished but has been well laid out to create more living space, with High ceilings, plumbing & electrical neatly tucked in, home is roughed in for Central AC, Basement has a rough -in for full bath. HUGE Egress window has been added. The garage is insulated & drywalled. **Loam and sod to be added as soon as weather permits. All this plus a Great**

Location. A short walk / bicycle ride to the Farmer's market. Plenty of shopping and Great Restaurants close by. Easy access to Stony Trail and Crowchild Trail.