



GRASSROOTS
REALTY GROUP

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1140 Regent Crescent NE
Calgary, Alberta

MLS # A2295854



\$2,449,900

Division:	Renfrew		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,387 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Stucco, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: In pantry: Gas Cook-Top, Counter depth Freezer

This stunning 5-BED DETACHED luxury home in RENFREW is a perfect blend of functionality and luxury, thoughtfully designed for modern living. From the moment you step into the spacious foyer, you'll be drawn into the carefully curated open-concept layout. The main floor is an entertainer's dream, with the kitchen as its heart. With sleek quartz countertops, high-end appliances, and an expansive island, it seamlessly flows into the cozy breakfast nook and dining area, ideal for both casual meals and larger gatherings. The kitchen is complemented by a generous pantry, and a nearby mudroom offers convenient storage options and access to the powder room. The family room, with its grand windows and gas fireplace, exudes warmth and elegance. On the other side of the main floor next to the foyer, a dedicated glass-walled home office provides the perfect space to work from home with comfort and style. Upstairs, the master suite is a sanctuary with a vaulted ceiling and walk-in closet. The luxurious ensuite features a freestanding tub, split dual vanities (tons of storage!), and a spacious shower for a spa-like experience. Two additional bedrooms each feature built-in desks, with one offering a private 4-pc ensuite and the other providing next-door access to a well-appointed 5-pc bathroom, while the convenient laundry room is tucked nearby. A huge loft area with a vaulted ceiling, a dedicated balcony, and a full wet bar adds flexibility, whether used as a reading nook, study, or play area. The basement offers additional space for relaxation and entertainment. A large recreation room includes a wet bar with an island, split rec and media areas, and a walk-in wine room – perfect for family movie nights and hosting friends alike! Plus, two more bedrooms, each with ample closet space, share a full bathroom on this level. Nestled in the heart of Renfrew, this home is perfectly

located for those who want to enjoy both the charm of a quiet residential area and the convenience of urban living. Just minutes from Downtown Calgary, you'll have quick access to major roads such as 16th Avenue NE and Edmonton Trail, making your commute effortless. For outdoor enthusiasts, Renfrew Athletic Park and Riley Park are close by, offering expansive green spaces for leisurely walks, picnics, and recreation. The Calgary Zoo and Telus Spark are also nearby, perfect for family outings. The vibrant Edmonton Trail and International Avenue are filled with trendy cafes, unique restaurants, and local shops, while excellent schools like Rosedale School and St. Alphonsus School make this location ideal for families. With everything you need just around the corner, this home combines peaceful living with all the amenities of city life. With modern design, functional spaces, and luxurious finishes throughout, this home offers the perfect setting for a growing family or anyone who enjoys a refined and practical lifestyle.