



GRASSROOTS

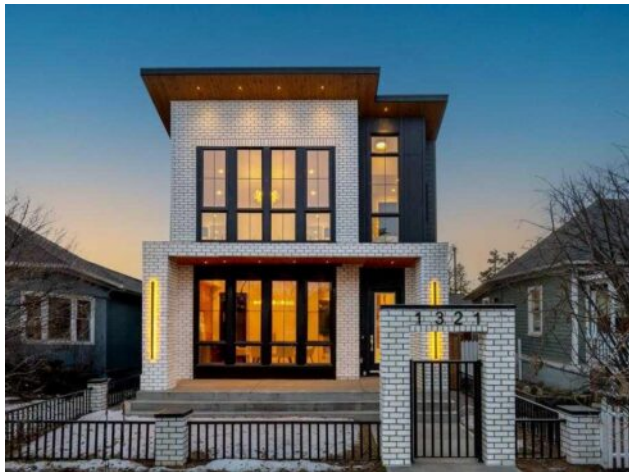
REALTY GROUP

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**1321 10 Avenue SE
Calgary, Alberta**

MLS # A2300444



\$1,799,000

Division:	Inglewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,615 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangula		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

This exceptional detached infill by Moon Homes is set in a quiet pocket of Inglewood and offers an elevated blend of architectural presence, refined design, and purposeful living, with 3758 square feet of total developed space and triple car tandem garage. Thoughtfully crafted throughout, the home delivers a seamless balance of sophistication and everyday functionality. The main floor welcomes you with a beautifully designed front entry featuring custom millwork and built-in storage, creating a sense of arrival while maintaining an open, flowing layout. A dedicated front dining area is framed by oversized windows overlooking the tree-lined street, offering a bright and inviting setting for both entertaining and daily living. A cohesive palette of carefully selected materials carries throughout, lending a timeless and polished feel. At the centre of the home, the kitchen stands as both a statement piece and a highly functional workspace. Quartz countertops, custom oak and white cabinetry, matte black fixtures, and a sculptural arched hood fan are complemented by a full JennAir appliance package, including a gas range. A pot filler and abundant storage support everyday use, while a hidden prep kitchen with a second sink, additional cabinetry, and open shelving allows the main kitchen to remain effortlessly clean and composed. The living room is warm and inviting, anchored by a gas fireplace with a tiled surround and a floating oak media feature. Large sliding doors open to the backyard, flooding the space with natural light and creating a seamless indoor-outdoor connection. At the rear, a spacious mudroom with custom built-ins continues the home's thoughtful approach to storage, while a beautifully finished powder room completes the main level. Upstairs, the primary suite is designed as a true retreat. Vaulted ceilings enhance the sense of

space, while a full-height oak panel feature wall adds depth and architectural character. The walk-in closet is finished with custom built-ins and quartz-topped surfaces, combining practicality with refined design. The ensuite offers a spa-inspired experience with dual sinks, a freestanding soaker tub, and a fully tiled steam shower. A built-in coffee bar with sink, floating shelves, and space for a beverage fridge adds an extra layer of everyday luxury. Each secondary bedroom features tray ceilings, walk-in closets, and private four-piece ensuites, providing exceptional comfort and privacy for family or guests. An upper floor laundry room is conveniently positioned to complete the level. The fully developed basement expands the home's versatility with a large recreation space featuring a custom wet bar, a fourth bedroom, full bathroom, quiet home office, dedicated gym area, and a temperature-controlled wine room with custom shelving. Designed with flexibility in mind, this level easily accommodates entertaining, work, and relaxation. Located just steps from Inglewood's vibrant 9th Avenue!