



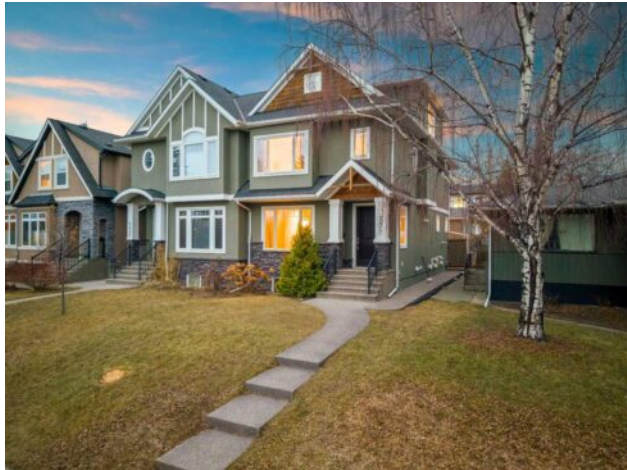
**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**2427 22A Street NW  
Calgary, Alberta**

**MLS # A2304847**



**\$929,900**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,310 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	N/A		

Presenting a show-home worthy residence, this rare, three-storey infill offers over three thousand square feet of elevated living, show-casing exemplary millwork, architectural brilliance, and a design so exceptional, its simply unparalleled. Built in a time of quality craftsmanship, this property exudes opulence, with premium selections, and a palette that compliments every era, a true classic, that transcends time and trends! The sophisticated exterior has notable curb appeal and is enveloped with stunning stone and stucco details and an aggregate walkway, a fitting nod to the quality within. The sunlit foyer invites you with a plethora of natural light, illuminating the stunning, maple floors. A lavish dining area is situated at the front of the residence, awaiting intimate moments with loved ones. The chef-inspired kitchen is extraordinary, with an extravagant island as the showpiece! This designer kitchen is thoughtfully curated with contrasting cabinetry and quartz, in light and dark tones, offering brilliant dimension. This culinary retreat has a state-of-the-art appliance suite and is framed with stunning, full height shaker cabinetry, further elevated by crown moulding and sophisticated glass front curio cabinets. The lovely family room features a gas fireplace surrounded by gorgeous built-ins as its focal point. This open-concept design invites effortless entertaining. Step through the mudroom, outfitted with built-ins, and into the southwest facing, backyard. The private outdoors is enhanced by a beautiful aggregate patio, so you can dine alfresco, while unwinding in the evening sun. Ascend the spiral staircase, and into the spacious primary suite, which has a boutique worthy dressing room and a five-piece spa. The spa has dual vanities with quartz, a soaker tub, walk-in shower and a regal double-sided fireplace. The second storey has two more generous bedrooms with

ample closet space and a luxurious four-piece bath. The true &quot;piece de resistance&quot; is the magnificent third storey! This level is designed as an inspiring bonus loft with park views, which could be imagined as an office, gym, kids&quot; area or bedroom &ndash; the possibilities are endless! This infill is nestled within the prestigious enclave of homes in Banff Trail and the third storey ensures the best of both worlds - a lifestyle of urban convenience without compromising on space! Down the stairs, the lower level, is dreamy for guests or teens alike, with a generous family room and an expansive fourth bedroom with a large walk in closet and private three-piece ensuite, your guests will want to stay awhile! This residence is in a coveted area, close to transit, top-rated schools, amenities, shopping and the University of Calgary. Downtown is just a short commute, while living on the city&quot;s west side means weekend escapes to the Canadian Rockies. This captivating infill is waiting for a connoisseur of fine living to call it home! **\*\*Watch Video \*\*** Open House Sunday April 26th 1:00-3:00pm.