



GRASSROOTS
REALTY GROUP

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1727 24A Street SW
Calgary, Alberta

MLS # A2306149



\$1,985,000

Division:	Shaganappi		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,126 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Heated Garage, Oversized, Side By Side, Triple Garage Detach		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete, See Remarks	Utilities:	-

Features: Bidet, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Sound

Inclusions: Built-in BBQ, Built-in Steamer, Built-in Coffee Maker, Attached Storage (on ceiling and on walls) in the Garage

Open House: Sun, May 3 at 2-4 pm | CUSTOM BUILT and tailor-made for INNER CITY LIVING, this exquisite ESTATE residence offers over 4700 sf of REFINED YET RELAXED LIVING SPACE. With 5 BEDROOMS, 3.5 bathrooms and ample room to grow, this is the bespoke 'FOREVER HOME' you have been waiting for! You will appreciate the expansive rooms with HIGH-END MILLWORK and custom touches that reflect a TIMELESS AESTHETIC. The thoughtful great room layout blends form and function — perfect for everyday living or effortless entertaining. A distinctive and Latin-inspired 'SHOW KITCHEN' features PREMIUM APPLIANCES, generous storage, and a cleverly CONCEALED PREP KITCHEN that keeps the mess out of sight—ideal for catered events or busy family life. The grand yet comfortable living room boasts COFFERED CEILINGS, site-finished oak floors, a MARBLE FIREPLACE and hidden screen for a projector TV. A central and flexible dining area connects the spaces, shares a two way fireplace, and showcases the PEACEFUL GARDEN VIEWS through an impressive wall of windows. The main floor is completed by a cozy family room, a convenient office, a powder room, laundry, and the rear entry with ample utility storage. Upstairs, the primary suite is a true retreat after a busy day with a SPECTACULAR ENSUITE featuring a 2-way gas fireplace, LARGE STEAM SHOWER, dual vanities, jetted tub, and a water closet with bidet. The exceptionally DETAILED WALK-IN CLOSET is built entirely in walnut and has DEDICATED STORAGE for every item imaginable, from shoes to luggage and even airing drawers for your workout gear. The spacious and bright second bedroom has a lovely window seat, built-in storage, dual closets and is positioned next to an elegant bathroom. There is also a well designed office on this level

with built-in storage, a room that can easily be re-imagined as a spacious third bedroom. The customized lower level is fantastic for hobbies, older kids and guests as it offers two additional bedrooms, a third full bathroom, flexible recreation space, multiple storage areas and an impressive HOME GYM. The basement boasts a 32 MPA concrete spec foundation (insulated outside and inside), 9-foot ceilings, HEATED AND INSULATED FLOORS, dual zoned A/C, Lifebreath air cleaners, and a RADON REMEDIATION system. The 'CONTROL 4 SYSTEM' integrates the lighting, heat, sound, security, and blinds. Beautiful yet low maintenance, the WEST BACKING lot is an URBAN GARDEN OASIS featuring seasonal annuals for continuous colour with EFFORTLESS UPKEEP. The HEATED AND OVERSIZED TRIPLE GARAGE has room for three vehicles (even a full-size truck), car lift, abundant storage racks and an additional parking stall. Get to know your neighbours at the nearby 'SHAGANAPPI PARK' with community hall, tennis/pickleball courts, basketball, hockey, ice skating, access to the pathway system, and an off-leash dog park. This extraordinary home combines luxury design, modern technology and a coveted location. Schedule your private viewing today!