



**144 Greenwich Heath NW  
Calgary, Alberta**

**MLS # A2311996**



**\$1,565,000**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,047 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Faces Side, Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	High Efficiency, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	N/A		

THIS HOME IS CURRENTLY UNDER CONSTRUCTION. Same floorplan as the current showhome located at 120 Greenwich Heath NW which can be viewed until June 20. 144 Greenwich Heath is designed for families who love to entertain and need room to grow. The Cote features 3046ft<sup>2</sup> of living space on the main and upper levels. The main floor spans 1385ft<sup>2</sup> and features an open layout with kitchen, dining, great room flow that is perfect for gatherings. Also included on the main level are an office; mudroom and powder room. The 1661ft<sup>2</sup> upper floor has the primary suite, 2 additional bedrooms, 2.5 bathrooms, a large bonus room and conveniently located laundry. There is 1014ft<sup>2</sup> finished in the lower level. This level has rec room/flex space for the main house PLUS a complete LEGAL 1-bedroom suite with separate entrance. The 3-car, side-drive garage has ample space for vehicles and hobbies. INTERIOR DESIGN CHOICES CAN STILL BE MADE! The space is sunlit and exudes warmth: beautiful; quartz countertops; lovely porcelain flooring tile; and tasteful lighting. A full appliance package in both the main home and the suite include washer and dryer. Custom built-in cabinetry is found in closets and the mud room. Your family will flourish in these surroundings! Upper Greenwich is a distinctive community nestled on the west edge of Calgary &ndash; an easy commute to downtown with quick access to the Rocky Mountains. Upper Greenwich is a lovely blend of sophisticated urban living in natural surroundings. Walking paths, sport courts, playgrounds and abundant greenspaces can be enjoyed right outside your front door. The HOA ensures upkeep of the amenities of the community and helps bring people together with seasonal celebrations and neighborhood events. Upper Greenwich is a community that is connected, active and thriving!