



GRASSROOTS

REALTY GROUP

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**195 Greenwich Drive NW
Calgary, Alberta**

MLS # A2312266

\$849,500



Division:	Greenwood/Greenbriar		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,025 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Wet Bar		
Inclusions:	TV Mount in Bonus Room		

Discover 195 Greenwich Drive NW, a beautifully appointed, fully developed home, less than 10 minutes' walk to Calgary Farmers Market West in one of Northwest Calgary's favourite neighbourhoods. Here are 5 things we LOVE about this home (and we're sure you will too):

- SPACE TO LIVE + ENTERTAIN:** Designed with that rare combination of form and function 195 Greenwich Drive NW easily competes with infills across the city. The main floor is a showstopper with 9' ceiling and LVP flooring throughout. The open concept great room is anchored by the upgraded kitchen featuring built-in stainless steel appliance package, undermount lighting, massive centre island with 2-sided bar seating and adjacent well-proportioned dining nook. The living room easily accommodates your furnishings and is accentuated with oversized windows and gas fireplace. The mudroom off the garage add to the thoughtful design of the space while the powder room is tucked away providing privacy for guests. Upstairs the primary retreat is a masterclass in proportions with custom walk-in closet and 5-piece ensuite while two other bedrooms offer great separation with central bonus room and upper floor laundry room. The Developed basement is perfectly designed for movie night with custom wet bar along with 4th bedroom and another 4-piece bathroom.
- A CONVENIENT, AMENITY RICH COMMUNITY:** Upper Greenwich is Northwest Calgary's most exciting new neighbourhood. You're in the middle of the action with Calgary West Farmers Market within walking distance and easy access to the Bow River Pathway System while being a short drive to Canada Olympic Park, Winsport and numerous shopping and professional services at Trinity Hills. Commuting downtown or to the Mounties is a breeze with easy access to Stoney Trail, 16th Ave/TC1 and Sarcee

Trail. 3. ALL THE EXTRAS: This home was designed to mimic the show home then the owners went above and beyond adding even more upgrades. From Central AC and reverse osmosis water filtration system, upgraded appliance package, custom basement wet bar, window treatments throughout, sod in the backyard, and an extra-wide driveway to accommodate 2 vehicles this home is fully loaded! 4. THAT PRIMARY SUITE: A true retreat the primary suite easily accommodates your king-sized furnishings with room to spare. The large walk-in closet is complete with custom built-ins while the 5-piece ensuite impresses with free-standing tub, fully tiled shower and separate water closet. 5. QUALITY CONSTRUCTION: In a city where everyone wants to be a home builder, quality construction stands out. From the interior choices to the exterior building materials and everything in between Partners Development Group has built these homes to look amazing today and withstand the test of time.