



GRASSROOTS
REALTY GROUP

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1, 1521 28 Avenue SW
Calgary, Alberta

MLS # A2316615



\$720,000

Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,476 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 500
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Steam Room, Walk-In Closet(s)		
Inclusions:	none		

MODERN LUXURY TOWNHOME in a vibrant inner-city location. Built by Cornerstone Homes to exacting standards and loaded with upgrades, this one-owner home is in better-than-new condition. 2065 square feet of high-quality development. A front courtyard provides EXCEPTIONAL OUTDOOR LIVING IN THE "PROVENCE-STYLE" GARDEN. Open plan on the main level with lofty 10' ceilings, huge windows and wide-plank hardwood. The living room features a gas fireplace with full-height bespoke tile facing. Outstanding kitchen with site-built full-height cabinetry with amazing storage, stainless appliances, a dazzling stainless steel tile backsplash and granite counters with extended counter for stools. There's also a pantry area with wine fridge...perfect for a coffee station. Host family and friends in the dining area with designer chandelier. A discreet 2-piece powder room completes the main level. 2 great bedroom suites on the upper floor. The primary will pamper you with a spacious bedroom that easily holds a king bed, a walk-in closet with custom built-ins and window and a fantastic 5-piece ensuite with natural light, double vanity (under lit), glass steam shower with bench, soaking tub, heated floor and a huge back-lit mirror. The second bedroom offers a 4-piece ensuite with barn door, built-in dresser and double closet. On the lower level you'll find a large family-media room, 3rd bedroom and 3rd full bathroom. Other features include a parking stall in the rear garage and central air conditioning. Very professional and well managed condo corporation. Walk to Marda Loop or the emerging 14th Street Village with Daily Brett, Starbucks etc. A great option for those looking for "lock and go" convenience.

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