



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1125 Russet Road NE
Calgary, Alberta

MLS # A2316844



\$1,150,000

Division:	Renfrew		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,410 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: TV mount

Welcome to 1125 Russet Road NE. Sophisticated, light-filled, and impeccably finished, this custom-built semi-detached infill offers over 2,400 sq. ft. of above-grade living space plus a fully developed basement, providing exceptional comfort and functionality in one of Calgary's most connected inner-city communities. A striking glass-railed open-riser staircase serves as the architectural centrepiece of the main floor, while wide-plank engineered hardwood flooring and expansive windows create a bright and inviting atmosphere throughout. At the front of the home, a sun-filled flex room offers versatility as a home office, formal dining room, or sitting area. The chef-inspired kitchen is designed for both entertaining and everyday living, featuring an oversized granite island with a double undermount sink, maple hardwood cabinetry, a Bertazzoni gas cooktop, JennAir French Door refrigerator, built-in wall oven and microwave, subway tile backsplash, and ample storage. The open-concept layout seamlessly connects the kitchen, dining area, and living room. The living room is a true showpiece, highlighted by a dramatic floor-to-ceiling tile feature wall with a sleek linear gas fireplace and custom walnut media built-ins. Large windows fill the space with natural light while overlooking the backyard. A practical mudroom at the rear entrance provides convenient storage and access to the outdoor space and double detached garage. Upstairs, the spacious primary retreat offers a private balcony, oversized walk-in closet, and a spa-inspired ensuite featuring heated tile floors, dual vanities, a freestanding soaker tub, and a glass-enclosed shower, and a cozy tiled fireplace. Two additional bedrooms, a full bathroom, and a dedicated upper-level laundry room complete the floor. The fully developed basement continues the home's elevated design with

9-foot ceilings and flexible living space. A large recreation room is complemented by a wet bar with a bar fridge and an impressive glass-enclosed wine room, creating the perfect setting for entertaining. A fourth bedroom with legal egress and a full bathroom with heated floors provide ideal accommodations for guests or extended family. Designed with comfort and efficiency in mind, this home includes central air conditioning, a high-efficiency furnace, tankless on-demand hot water, granite countertops throughout, designer lighting, and quality craftsmanship at every turn. Situated on a quiet street in the heart of Renfrew, this exceptional location places you just minutes from downtown Calgary, Bridgeland's popular caf  s, restaurants, and shops, the Renfrew Aquatic & Recreation Centre, schools, parks, and the Bow River pathway system. Quick access to 16th Avenue, Memorial Drive, and Deerfoot Trail makes commuting effortless. Combining premium finishes, generous living space, and an unbeatable inner-city location, this is your opportunity to own a turnkey property in one of Calgary's most sought-after neighbourhoods.