



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

423 7A Street NE  
Calgary, Alberta

MLS # A2318000

**\$1,950,000**



<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,080 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	RC2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Wine racking in the basement and wine fridge in basement, Appliances in carriage house-refrigerator, stove, over range, microwave, dishwasher,

Nestled on one of Bridgeland's most desirable tree-lined streets, this exceptional Paul Lavoie-designed residence offers over 4,200 sq. ft. of developed living space plus a fully self-contained two-bedroom carriage house above the triple detached garage. Surrounded by mature aspens and lilacs, the home blends timeless architecture, sophisticated design, and modern comfort. An oversized pivoting front door opens to a grand foyer with soaring ceilings and hardwood floors. The main level features a formal lounge with a dramatic tiled fireplace, a private office, powder room, elegant dining room with custom built-ins, and a spectacular chef's kitchen complete with custom cabinetry, stone countertops, oversized island, walk-in pantry, Sub-Zero refrigerator, Fisher & Paykel refrigerator, built-in wall oven, and five-burner gas range. The adjoining great room offers custom built-ins, a gas fireplace, and patio doors leading to the west-facing deck. A striking glass and steel staircase leads upstairs to a bonus room and three spacious bedrooms. The luxurious primary retreat features a custom walk-in closet and spa-inspired ensuite with heated floors, dual sinks, soaker tub, and oversized steam rain shower. Two additional bedrooms each include private ensuites. A well-appointed laundry room completes the upper level. The fully developed basement offers in-floor heating, two additional bedrooms, a full bathroom, large recreation room with wet bar, and extensive storage. Outside, enjoy a private west-facing yard with artificial turf and a spacious entertaining deck. Additional features include central air conditioning, extensive hardwood flooring, custom window coverings, two gas fireplaces, and exceptional craftsmanship throughout. Above the triple garage, the beautifully finished two-bedroom carriage house provides outstanding flexibility for extended family, guests,

or rental income. It features luxury vinyl plank flooring, a full kitchen with stone countertops and stainless steel appliances, bright living and dining areas, two spacious bedrooms, and a stylish four-piece bath. Rarely does a property offer this level of design, functionality, and versatility in such a prime inner-city location. Just minutes from downtown, parks, schools, restaurants, and amenities, this is an exceptional opportunity to own one of Bridgeland's finest homes.